



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Stead Commercial Estates

TO LET

BRAND NEW TRADE WAREHOUSE/INDUSTRIAL UNITS

**ST ANDREWS COURT, A62 LEEDS ROAD, HUDDERSFIELD,
WEST YORKSHIRE, HD1 6ND**

328 – 1,312 m² (3,531 – 14,124 sq ft)



- Brand new trade warehouse/industrial unit scheme in premier location off A62 Leeds Road
- Strategically located between town centre and J25 M62 on Spindlegate with occupiers Costa Coffee & Travelodge
- Benefitting from onsite car parking and **first unit let to Eurocell Building Plastics Ltd**

Units Immediately Available For Occupation

0113 2348999

Location

St Andrews Court is the final phase of the Spindlegate development with occupiers including Costa Coffee, Travelodge and Yorkshire Rose public house/restaurant on site. The site is situated on the main A62 Leeds Road on the junction with Hillhouse Lane less than 1 mile to the north east of Huddersfield town centre.

The main A62 Leeds Road continues to be the busiest arterial route serving the Huddersfield area and St Andrews Court is situated between Huddersfield's two main out of town retail parks which include PC World, B&Q, Argos and TK Maxx. The scheme is also only a short distance from the Odeon Cinema Complex and John Smiths Stadium (home of Huddersfield Town Football Club and Huddersfield Giants).

The main A62 Leeds Road provides direct access to junction 25 of the M62 and junctions 23 (west only) and 24 of the M62 are less than 3.5 miles to the north west of Huddersfield ring road.

Description

St Andrews Court comprises two adjacent terraces of brand new trade warehouse/industrial units being clad in reconstituted stone and insulated metal decking under pitched insulated metal decking roofs incorporating perspex roof lights.



Each unit will benefit from internally built office and toilet facilities with the provision to create additional office/storage space at first floor level.

Externally St Andrews Court benefits from a large central yard area providing onsite turning/loading along with ample car parking (to be allocated to individual occupiers/units).

Accommodation

The scheme will provide the following gross internal floor areas:-

Unit	Gross Internal Floor Area	
	M ²	(sq ft)
1	392	(4,220)
2	400	(4,306)
3	391	(4,209)
4	328	(3,531)
5	328	(3,531)
6	328	(3,531)
7	436	(4,694) – LET TO EUROCELL
8	328	(3,531)
9	328	(3,531)
10	328	(3,531)
11	328	(3,531)

Total Gross Internal Floor Area 328-1,312m² (3,531–14,124 sq ft)



Services

St Andrews Court benefits from water, sewer drainage, three phase electricity along with individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Energy Performance Certificate

The energy rating for Unit 7 is B-35. A copy of the EPC is available upon request.

Non Domestic Rating

Each individual unit will need to be assessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £.ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised St Andrews Court benefits from consent for B1, B2 and/or B8 uses (application 2013/92872).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

Units within St Andrews Court are made available by way of new tenant full repairing and insuring leases for a period of years to be agreed, incorporating regular rent reviews, plus the site service charge.

Rent

On application.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Carter Jonas LLP
Chris Hartnell
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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