



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of First Red Ltd

TO LET

MODERN

WORKSHOP/WAREHOUSE WITH

OFFICES

**UNIT 1 ASPLEY BUSINESS PARK, LINCOLN STREET,
OFF ST ANDREWS ROAD, HUDDERSFIELD, HD1 6RX**

529 m² (5,691 sq ft)



- Good quality single storey industrial/warehouse unit with internally built two storey offices
- Located only a short distance from Huddersfield town centre off St Andrews Road which links A629 Wakefield Road & A62 Leeds Road
- Benefiting from two loading doors and onsite car parking

Immediately Available For Occupation

0113 2348999

Location

Aspley Business Park is situated on Lincoln Street, only a short distance from the junction with St Andrews Road. St Andrews Road, which includes occupiers Cummins/Holset, FMG Group and the new Polyseam facility, forms part of Huddersfield outer ring road. St Andrews Road links with both the A629 Wakefield Road and the exceptionally busy A62 Leeds Road.

Aspley Business Park is only a short distance from Huddersfield town centre and Huddersfield ring road provides good links to the motorway network. Both junction 23 (west only) and 24 of the M62 are less than 4 miles to the north west of Huddersfield ring road.

Description

Aspley Business Park comprises a good quality well maintained multi occupied industrial complex incorporating various workshop, warehouse and office units. Unit 1 comprises a single storey steel framed industrial/warehouse unit being part blockwork part stone built and part clad in metal decking under a pitched metal decking roof incorporating perspex roof lights. The premises benefit from a concrete ground floor.



Unit 1 also includes internally built two storey office and ancillary space providing private offices, kitchen area and toilet facilities.

Externally Aspley Business Park benefits from a surfaced/part concrete yard area providing onsite circulation/loading along with vehicle parking.

Accommodation

Unit 1 ground floor 469m² (5,050 sq ft)

Being open plan warehouse/industrial unit with two larger roller shutter loading doors and ground floor office and ancillary space.

First floor 59.52m² (641 sq ft)

Comprising first floor private offices and kitchen area.

Gross Internal Floor Area 528.69m² (5,619 sq ft)

Services

Aspley Business Park benefits from mains sewer drainage, water and three phase electricity in addition to individual appliances including heating and lighting. 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

An Energy Performance Certificate has been commissioned and will be available upon request.

Rating

We are verbally advised by Kirklees MC that Units 1 & 2 are presently assessed as a whole with a cumulative rateable value of £17,250. The premises will require to be reassessed upon occupation.

The National Uniform Business Rate for 2017/18 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

Unit 1 Aspley Business Park is offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating three yearly rent reviews.

Rent

£25,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 0115/A/M
January 2018

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.