



Michael Steel & Co
PROPERTY CONSULTANTS

Confidentially Available

FOR SALE

**HIGH QUALITY SINGLE STOREY
COMMERCIAL PREMISES JUST
OFF A62 LEEDS ROAD**

**RED DOLES LANE, OFF A62 LEEDS ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD2 1YF**

2,455m² (26,427 sq ft) on 1.47 acres



- Predominantly single storey commercial building providing training, offices and conference facilities with workshop plus detached rear building (presently occupied)
- Strategically located only a short distance off the main A62 Leeds Road between Huddersfield town centre & J25 M62 (Brighouse)
- Potentially available with vacant possession or subject to lease on part

Re-available following abortive negotiations

0113 2348999

Location

Textile House is situated on Red Doles Lane only a short distance off the exceptionally busy A62 Leeds Road. Nearby occupiers include Ready mix and Booker Cash & Carry in an established industrial/commercial area.

Immediately adjacent the intersection of Red Doles Lane with the A62 Leeds Road is a large retail park which includes B&Q along with further recent development including Starbucks and Greggs. The premises are therefore well located for not only access to Huddersfield town centre – Junctions 23 & 24 of the M62 are within approximately 3 miles (of the ring road) – but also Junction 25 of the M62 at Brighouse.

Description

Textile House comprises a high quality single storey reconstituted stone building under a pitched metal roof and the premises have been split to suit the occupiers requirements with large reception area, along with a series of offices, training rooms, conference facilities, kitchen/canteen and workshop/stores.



In addition, to the rear of the main building there is a detached single storey part reconstituted stone part metal clad building under a pitched metal roof which is occupied by Huddersfield Giants.



Externally the whole site benefits from surfaced yard providing onsite loading, provisions, circulation and significant car parking.

Total Site Area 0.595 ha (1.47 acres) or thereabouts

Accommodation

Main building 1,907.66m² (25,534 sq ft)

Comprising mainly single storey space with large reception lobby, along with a series of offices, training rooms, conference facilities,

kitchen/canteen and workshop/stores and includes 468 sq ft at first floor.

Rear building 547.47m² (5,893 sq ft)

Comprising gymnasium, physiotherapy and health centre with first floor offices (1,106 sq ft) occupied by Huddersfield Giants.

Gross Internal Floor Area 2,455.13m² (26,427 sq ft)

Services

We are advised Textile House benefits from mains water, sewer drainage, electricity and gas in addition to individual appliances including heating, air conditioning 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.

EPC

The EPC rating is C (52).

Rating

We understand the premises are assessed as business unit and premises with a rateable value of £121,000 (for the whole). The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

Tenure

The premises are held by way of a 125 year ground lease from Kirklees Council (approximately 91 years unexpired).

Tenancies

The Huddersfield Giants Ltd presently occupy the rear building by way of a 6 months rolling lease from October 2020 with an income of £36,600 per annum (being rent and rates inclusive)..

Price

Seeking offers in the region of £1.95m for the unexpired long leasehold interest.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 3252/A/M
Updated March 2023

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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