



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of First Red Ltd

**TO LET**

## **HIGH QUALITY MODERN COMMERCIAL/WORKSHOP UNIT**

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

126m<sup>2</sup> (1,355 sq ft)



- Modern good quality single storey workshop & office/commercial premises
- Located only a short distance from Huddersfield town centre off St Andrews Road which links A629 Wakefield Rd & A62 Leeds Rd
- Benefitting from significant internally built offices & onsite 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 modern 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/commercial complex incorporating various workshop, warehouse and office units. Unit 6 comprises a single storey steel framed workshop/commercial unit being part recon stone built part clad in metal decking incorporating significant internally built office and ancillary facilities. The premises benefit from a concrete ground floor



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

## Accommodation

Unit 6 125.86m<sup>2</sup> (1,350 sq ft)

The premises comprise workshop/storage unit with 3m to eaves along with internal blockwork/timber partitioning creating significant office/ancillary space.

**Gross Internal Floor Area** 125.86m<sup>2</sup> (1,350 sq ft)

## Services

Aspley Business Park benefits from mains sewer drainage, water and 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 the Valuation Office website that Unit 6 needs to be reassessed on occupation.

The National Uniform Business Rate for 2023/24 is 49.9p 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 6 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

£230 per week 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 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 0115/A/M  
May 2023

Subject to Contract



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**0113 2348999**  
**www.michaelsteel.co.uk**

**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.