



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY MODERN TRADE WAREHOUSE/INDUSTRIAL UNIT

**UNIT 4 ST ANDREWS COURT, A62 LEEDS ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD1 6QB**

287m² (3,092 sq. ft)



- High quality modern trade warehouse/industrial scheme in premier location off the exceptionally busy main A62 Leeds Road
- Strategically located between Huddersfield town centre and J25 M62 on Spindlegate with occupiers Costa Coffee & Travelodge
- Occupiers on estate include Eurocell and Duftons Plumbing with onsite parking

****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 modern trade warehouse/industrial units being clad in reconstituted stone and insulated metal decking under pitched insulated metal decking roofs incorporating perspex roof lights.



Unit 4 St Andrews Court is open plan – previously occupied by a tenant on the estate – and office & toilet facilities can be created.

Externally St Andrews Court benefits from a central yard area providing onsite turning/loading along with car parking.

Accommodation

Unit 4 287m² (3,092 sq. ft)

Open plan trade warehouse/industrial unit with large roller shutter loading door to the front and LED lighting.

Gross Internal Floor Area 287.25m² (3,092 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.

Non Domestic Rating

We are advised by the Valuation Office website the premises are assessed as follows:-

Unit 4 RV £22,000

The National Uniform Business Rate for 2023/24 is 49.9p in the £ ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The property has an EPC rating of B (44).

Planning

We are advised St Andrews Court benefits from consent for B1/E, 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

Unit 4 St Andrews Court is offered by way of new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge (levied at 4% of the passing rent).

Rent

£29,375 per annum exclusive

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

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The incoming 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 sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 1660/A/M
March 2024

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.