



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of

**oxalis** 

**TO LET**

## **HIGH PROFILE OFFICE/ COMMERCIAL PREMISES**

**UNIT 8 517 LEEDS ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD2 1YJ**

160m<sup>2</sup> (1,725 sq. ft)



- Highly prominent office/commercial premises fronting main A62
- Located on popular multi occupied estate being strategically located between Huddersfield town centre and J25 M62
- Most recently utilised as an office but suitable for a variety of commercial uses (STP) & immediately available for occupation

**0113 2348999**

## Location

517 Leeds Road is strategically located with a high profile frontage to the main A62 Leeds Road on the junction with Old Fieldhouse Lane. Leeds Road continues to be the principle arterial route leaving Huddersfield town centre – which is a short distance to the south west – and junction 25 of the M62 (both of which are within approximately 2½ miles).

Huddersfield ring road provides, via A629 and A640, access to junction 23 (west only) and junction 24 of the M62.

Leeds Road has witnessed significant development over the last decade with a number of retail parks and car showrooms.

## Description

517 Leeds Road is a large multi occupied facility with a series of principally single storey industrial, storage, showroom and office units with onsite parking and turning.

## Accommodation

Unit 8 160m<sup>2</sup> (1,725 sq. ft)

Comprising a two storey commercial/office building immediately on the junction of Old Fieldhouse Lane with the main A62 Leeds Road. Providing office/commercial space at both ground and first floor level along with ancillary provisions.

Car parking can also be offered adjacent Unit 8.



**Gross Internal Floor Area** 160m<sup>2</sup> (1,725 sq. ft)

## Services

We are advised 517 Leeds Road does benefit from mains services including electricity, water and sewer drainage along with individual appliances including lighting. However, no tests have been carried out any on the aforementioned services and therefore we are unable to comment as to their condition or capacity.

## Rating

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

Office & Premises RV £14,000

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate

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

## Lease Terms

Unit 8 517 Leeds Road is offered by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, plus the site service charge.

All leases at 517 Leeds Road are excluded from the Landlord & Tenant Act 1954 Part II.

## Rent

£300 per week exclusive.

The rent is payable 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 ingoing tenant is 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

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1542/A/M**  
**October 2024**

**Subject to Contract**



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**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.