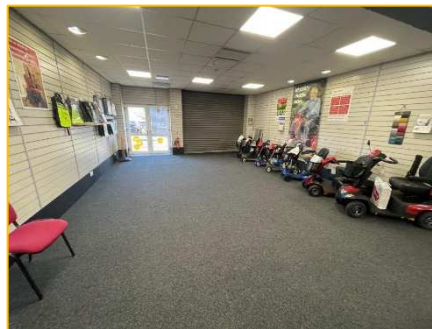
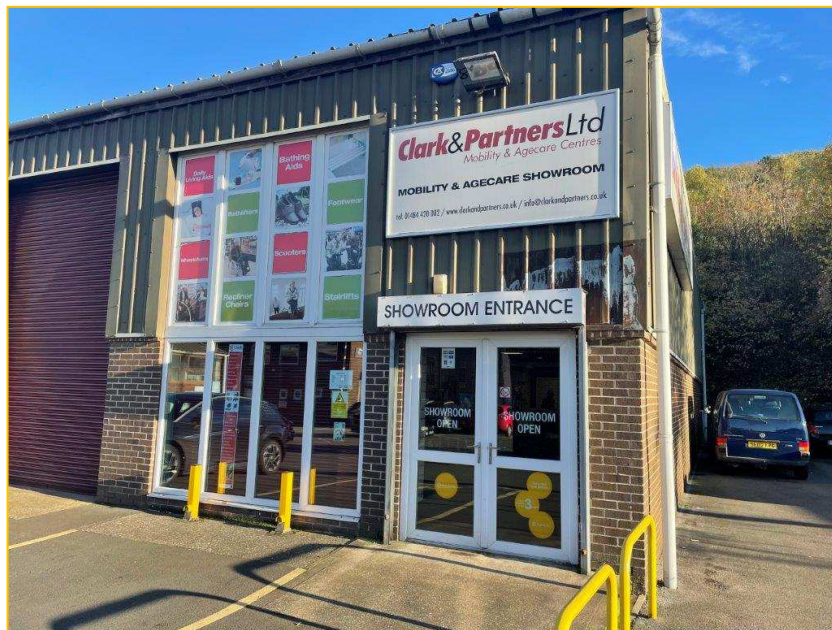


**Unit 7 Bradley Mills
Trading Estate
Bradley Mills Road
Huddersfield HD1 6PQ**

**Rent
£10,500
per annum**



MODERN SINGLE STOREY INDUSTRIAL/TRADE COUNTER UNIT

123.56m² (1,330ft²)

- Prominently positioned a short distance off the A62 Leeds Road and 4 miles to the south of J25 of the M62 motorway network
- Within 2 miles of Huddersfield town centre and adjacent to the John Smith's Football Stadium
- Suitable for a variety of industrial, trade counter and retail uses subject to confirmation of planning consent

DESCRIPTION

The property comprises a modern single storey portal frame industrial unit situated on a small trading estate a short distance from the A62 Leeds Road which connects Huddersfield town centre with J25 of the M62 motorway network approximately 4 miles to the north.

The property has most recently been used for the sale of mobility equipment under a planning consent which is specific for their use. Interested parties should make enquiries with the local planning authority with regards to the intended use.

LOCATION

The property is located in what is regarded as Huddersfield's primary industrial and trade counter location with nearby occupiers including the John Smith's Stadium, B&Q, Wren Kitchens, Starbucks, and Screwfix.



ACCOMMODATION

GROUND FLOOR

Unit and sales area 123.56m² (1,330ft²)

OUTSIDE

There is loading to the front of the unit and designated car parking to the front and side.

RENT

£10,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,800

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Uttley

Jonathan.uttley@bramleys1.co.uk

George Aspinall

George.aspinall@bramleys1.co.uk

LEASE TERMS

property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

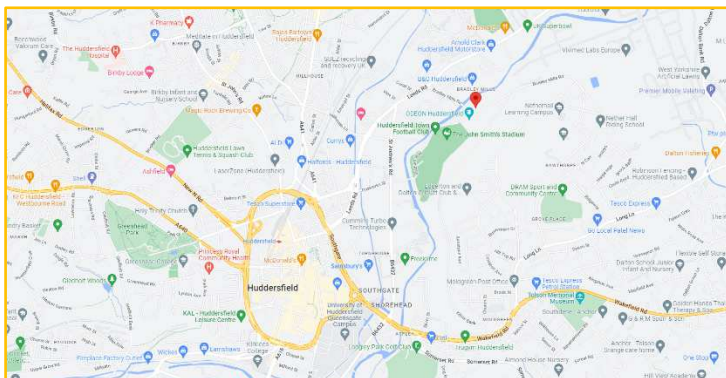
LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA



bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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