






THE

RINGWAY

INDUSTRIAL / TRADE COUNTER

BECK ROAD // HUDDERSFIELD // HD1 5DG

UNIT 7/8 14,403 SQ FT TO LET

-  FULLY REFURBISHED
-  EXCELLENT, ESTABLISHED INDUSTRIAL/TRADE LOCATION
-  SECURE YARD WITH POTENTIAL FOR A FURTHER 0.43 ACRES



SPECIFICATION

The property comprises a semi-detached, steel portal framed industrial / trade counter unit which benefits from the following specification:

- Fully refurbished
- Secure yard with potential for a further 0.43 acres
- Separate parking area
- 6.3m eaves
- 4 electric loading doors
- LED lighting throughout
- New double glazed window and door sets
- New roof
- New cladding profile to elevations

LOCATION

The unit is located on The Ringway which is an established, multi-let trade and industrial scheme located centrally to service Huddersfield and surrounds. The estate is adjacent to the Huddersfield Ring Road which provides excellent access to the town centre and Junctions 24/25 of the M62.



DRIVE TIMES

Bradford 21 mins
Leeds 27 mins
Manchester 41 mins
Doncaster 49 mins

ACCOMMODATION

Unit 7/8 comprises:

Warehouse	14,403 SQ FT	1,338.04 SQ M
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EPC

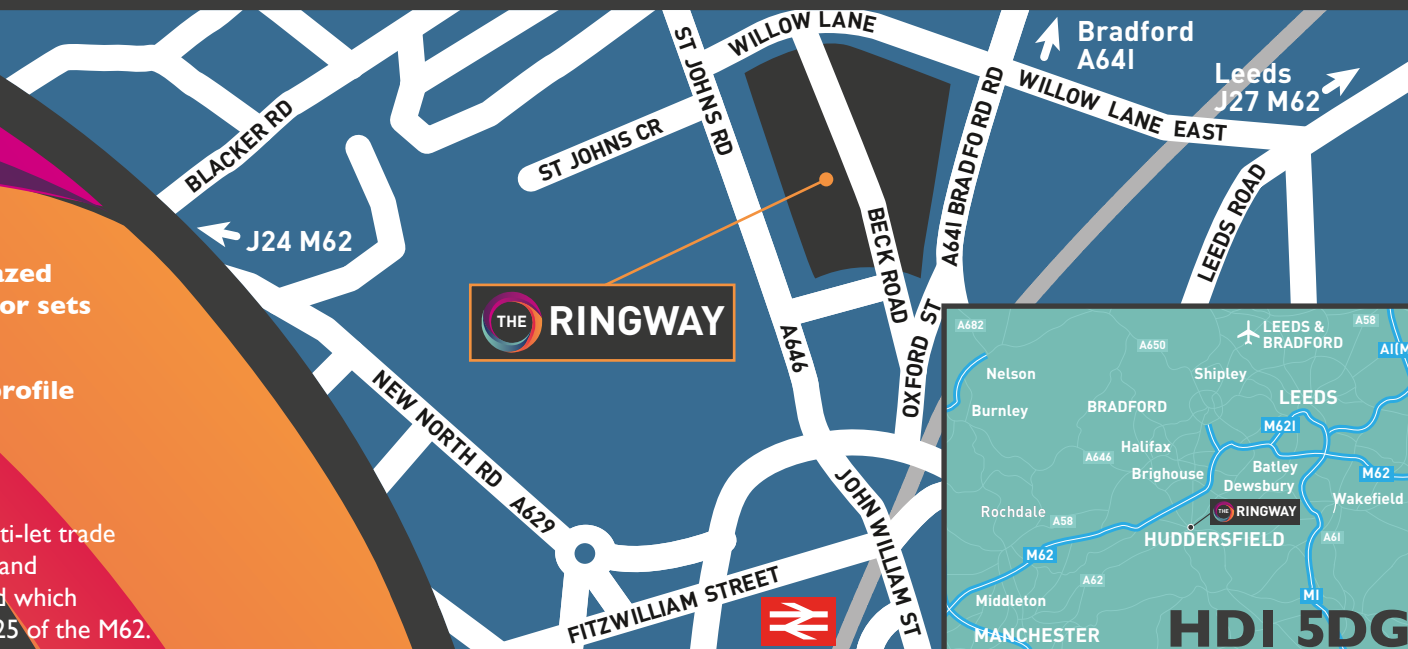
The property has an Energy Performance rating of Band E (122).

RATEABLE VALUE

£80,500

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed. Rent available upon application.



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