

**ST ANDREWS COURT  
LEEDS ROAD  
HUDDERSFIELD  
HD1 6NW**

- Ideally located just outside Huddersfield off Leeds Road (A62)
- Excellent transport links to the M62
- Modern industrial units
- Accommodation available from 3,521 Sq Ft to 13,853 Sq Ft

## LOCATION

St Andrews Court forms the final phase of the Spindlegate development with surrounding occupiers including Travelodge, Costa Coffee and the Yorkshire Rose Restaurant.

The site is located on the A62 Leeds Road on the junction with Hillhouse Lane which is the main arterial route into Huddersfield.

The site also benefits from excellent transport connectivity with access to Junction 25 of the M62 4 miles to the North and Junction 40 of the M1 10 miles to the East.

## DESCRIPTION

The development comprises 11 brand new trade counter / light industrial units which have been clad in reconstituted stone and insulated metal decking under a pitched insulated metal decking roof incorporating perspex roof lights .

Each unit benefits from internally built office and toilet facilities with the provision to create additional office/storage space at first floor level.

Externally the properties benefit from a large central yard area providing onsite turning/loading along with ample car parking.

Units are available from 3,100 sq ft

## TERMS

The properties are available by way of a new full repairing and insuring lease for a period of years to be agreed.

## RENTAL

Available on application.

## VAT

The property is subject to VAT at the prevailing rate.

## DISCLAIMER

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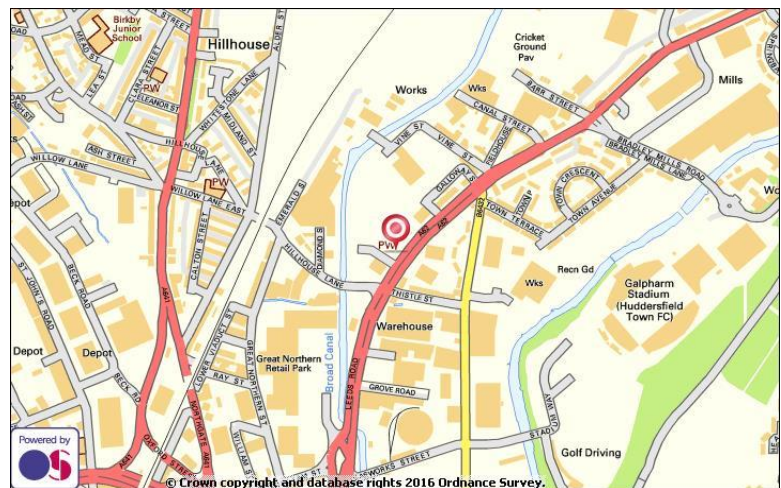
## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practise (6<sup>th</sup> Edition) and provides the following areas.

Unit	Size Sq Ft	Mezz Sq ft	Total Size Sq Ft
Unit 1		LET	
Unit 2	3,875	431	4,306
Unit 3	3,778	431	4,209
Unit 4	3,100	431	3,531
Unit 5	3,100	431	3,531
Unit 6	3,100	431	3,531
Unit 7		LET	
Unit 8		LET	
Unit 9		LET	
Unit 10	3,100	431	3,531
Unit 11	3,100	431	3,531

## EPC

EPC:  
Full EPC report available on request.



## CONTACT DETAILS

Strictly by appointment through joint agents, Carter Jonas LLP and Michael Steel and Co. Please Contact:

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