



Indicative only

UNIT 13
5,935 SQ FT
TO LET

-  FULLY REFURBISHED
-  EXCELLENT, ESTABLISHED INDUSTRIAL/TRADE LOCATION



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SPECIFICATION

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

- Fully refurbished
- Allocated parking
- 6.3m eaves
- 2 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 13 comprises:

Warehouse	5,935 SQ FT	551.38 SQ M
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EPC

The property has an Energy Performance rating of B33.

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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