

Industrial

# Unit 5 | Whitacre Industrial Park

📍 Whitacre Street, Huddersfield, HD2 1LY

## Unit 5 | 4,376 sq ft

Versatile industrial unit in primary trade location

Situated in the primary industrial and trade counter location within Huddersfield. The space is suited to a variety of uses, including storage, trade counter, and more traditional manufacturing uses. The estate benefits from extensive yard space and generous car parking.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- CCTV
- Car Parking
- Common Yard Area
- Fire Alarm System
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£36,800.00	£8.41
Rates	£5,250.00	£1.20
Maintenance Charge	£7,700.00	£1.76
Insurance	£875.20	£0.20
<b>Total Cost</b>	<b>£50,625.20</b>	<b>£11.57</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101265](https://unit.info/UIP0101265)

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## Location

Whitacre Industrial Park is located on Whitacre Street close to its junction with the busy Leeds Road approximately 2 miles to the north of Huddersfield. Leeds Road is one of the major arterial routes connecting Huddersfield with the M62 motorway at Junction 25, (2.5 miles to the north east).



### Road

The M62 is 5 minutes away, with the M1 only being 20 minutes away. Leeds and Manchester are all within a 40 minute drive.



### Airport

Leeds Bradford airport is 15 miles away with Manchester airport just over 30 miles away.



### Rail

The M62 is 5 minutes away, with the M1 only being 20 minutes away. Leeds and Manchester are all within a 40 minute drive.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (125)



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## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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