



Existing occupiers

**SCREWFIX**

**TOOLSTATION**

**ELECTRIC CENTER**

**REXEL**

**CROWN DECORATING CENTRES**

**salonservices**

**TO LET**  
**4,850 SQ FT**

- Fully refurbished
- 6.3m eaves
- Electric loading door

- Established trade counter location
- Allocated parking
- Immediate M62 access via J24/25

**Modern Industrial /  
Warehouse Unit**

**UNIT 20, THE RINGWAY**

Beck Road, Huddersfield HD1 5DG



## UNIT 20, THE RINGWAY

Beck Road, Huddersfield HD1 5DG

### LOCATION

The Ringway is an established, multilet 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.



### SPECIFICATION

The unit is an end terrace, steel portal framed industrial/ trade counter unit which benefits from the following specification:

- Fully refurbished
- Allocated parking
- 6.3m eaves
- Electric loading door
- LED lighting
- Double glazed windows and door sets
- Modern roof

### ACCOMMODATION

UNIT 20	SQ FT
Warehouse	2,804
Ground Floor Office & Facilities	1,023
First Floor Office	1,023
Total	4,850





4thindustrial.com

Contact Owner Direct:  
Faye Fleming  
faye.fleming@4thindustrial.com  
07725 372 960

## VAT

All figures quoted will be subject to VAT where applicable.

## RATES

Rateable Value - £31,750.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

The property has an Energy Performance rating of Band C (57).

## RENT

On application.

## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## VIEWINGS

Strictly via joint agents:



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