

Industrial

# UNIT 1 & 1A | WHITACRE INDUSTRIAL PARK

Whitacre Street, Huddersfield, HD2 1LY

## UNIT 1 & 1A | 6,362 SQ FT

Versatile industrial unit in primary trade location

This well-located industrial unit sits just off Leeds Road, offering easy access to major transport links and excellent convenience for businesses. The space includes excellent office accommodation, ideal for admin or operational needs, and features a roller shutter door for straightforward loading, along with a separate pedestrian entrance. There's on-site designated car parking available, as well as a turning circle to accommodate larger vehicles, making it a practical choice for a range of industrial uses.

Lease Type

New



### ✓ Unit Summary

- Electric Roller Shutter Door
- Office Accommodation
- Refurbished Unit
- Secure Estate
- Dedicated Car Parking
- LED Lighting

[View Virtual Tour](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£50,700.00	£7.97
Rates	£17,125.00	£2.69
Maintenance Charge	£11,200.00	£1.76
Insurance	£1,272.40	£0.20
Total Cost	£80,297.40	£12.62

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.

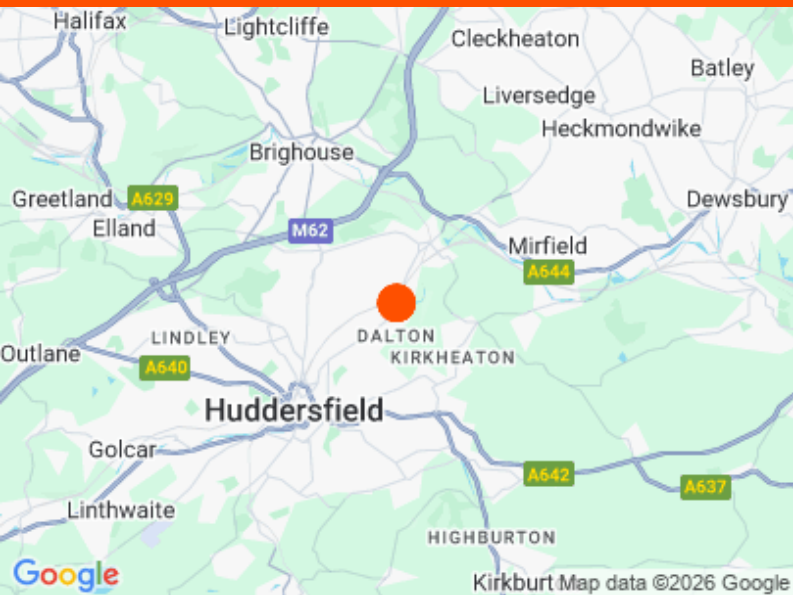
➔ For more info please visit: [unit.info/UIP0101261](http://unit.info/UIP0101261)

**+44(0) 808 169 7554**

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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  
M62: 2 mile



Airport  
Leeds Bradford airport: 15 miles



Rail  
Deighton train station: <1 mile

## 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (53)

## Key Contact



David Devine

Asset Manager

"David is an Asset Manager based in the North."



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