

MODERN HIGH BAY WAREHOUSE 132,487 SQ FT



TO LET | MAY SELL
COLNE BRIDGE ROAD
HUDDERSFIELD | HD5 0RH

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Indicative site outline is shown.



DESCRIPTION

The property comprises a modern, high-bay warehouse with two secure yard areas and a dedicated car park. The unit benefits from the following:

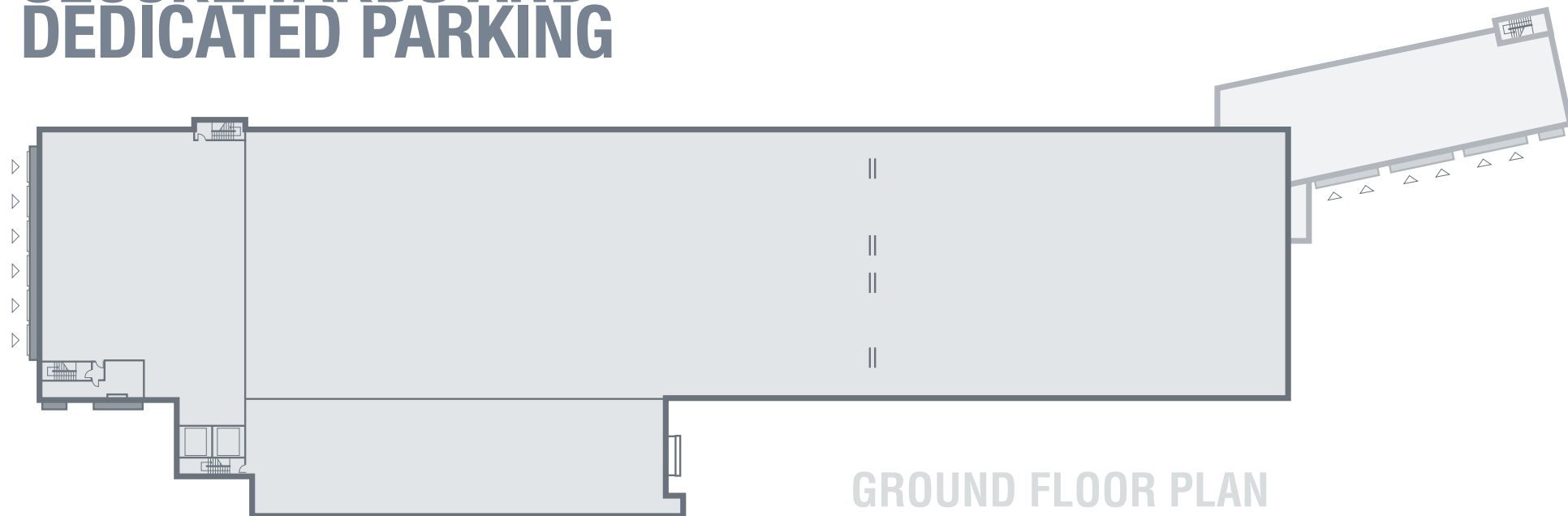
- 12m clear internal warehouse height
- 12 dock level loading doors
- Two separate loading bays
- Canteen & welfare facilities
- Substantial mezzanine storage with goods lift access
- 50 car parking spaces

Warehouse fit out:

- Fully racked
- Roof mounted and in-rack sprinklers
- High bay lighting
- Gas space heating
- Fire alarm system

**2 MILES FROM
JUNCTION 25
OF THE M62**

MODERN HIGH-BAY WAREHOUSE WITH SECURE YARDS AND DEDICATED PARKING



ACCOMMODATION

BUILDING 2	SQ M	SQ FT
Warehouse & Loading	7,376.0	79,395
Retail area	426.7	4,593
First floor office/test area	579.8	6,241
1st floor warehouse mezzanine	1,962.9	21,129
2nd floor warehouse mezzanine	1,962.9	21,129
TOTAL GIA	12,308.3	132,487

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POPULAR ESTABLISHED INDUSTRIAL LOCATION

EPC

The building has an EPC rating of C-65.
A copy of the report is available on request.

RATEABLE VALUE

The property has a Rateable Value of £370,000.

TERMS

The property is available by way of a new lease on terms to be agreed. Alternatively, the owner will consider a sale.
Please contact the retained agents for further information.

FURTHER INFORMATION

For further information please contact the joint agents:



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