



**UNITS A, B & C – TRIDENT BUSINESS PARK
LEEDS ROAD,
HUDDERSFIELD, HD2 1UA**



TO LET

**Modern Industrial/Trade Warehouse Unit
With Offices Totalling 3,640.14 sq. m. (39,182 sq. ft.)
Will Divide**

RENT - £243,650 Per Annum Exclusive

UNITS A, B & C – TRIDENT BUSINESS PARK, LEEDS ROAD, HUDDERSFIELD, HD2 1UA

LOCATION

The property forms part of Trident Business Park, with access from Neptune Way, which links into Leeds Road (A62). Trident Business Park is situated approximately 2 miles north-west of Huddersfield Town Centre, in a well-known, popular location fronting onto Leeds Road, which in turn gives excellent access via A644, to Junction 25 of the M62 motorway.

Trident Business Park includes a number of other major occupiers including Huddersfield Audi, Mercedes Benz of Huddersfield, Smart of Huddersfield and Poundstretcher. Other occupiers nearby include Huddersfield Volkswagen, Batley's Cash & Carry and Hepworth Motor Group.

DESCRIPTION

The property comprises 3 inter-connecting units, which can be divided as previously constructed, of lofty RSJ framed construction with insulated profile sheet cladding and roof. Unit A, incorporates a substantial showroom area, together with enlarged offices utilised as a call centre and, a large service yard/car park immediately to the front. Units B & C, comprise standard good quality warehouse accommodation with appropriate drive-in access doors, heating, lighting and racking (available if required at additional cost). Units B & C have a shared yard area for loading and servicing/car parking.

ACCOMMODATION

The units have the following approximate gross internal floor areas:-

UNIT A

Ground Floor

Showroom, Stores & Offices	1,187.20 sq. m.	(12,779 sq. ft.)
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Mezzanine

Offices/Call Centre	258.45 sq. m.	(2,782 sq. ft.)
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Total	1,445.65 sq. m.	(15,561 sq. ft.)
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UNIT B

Ground Floor

Warehouse/Offices	1,084.73 sq. m.	(11,676 sq. ft.)
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Mezzanine

Offices	97.96 sq. m.	(1,054 sq. ft.)
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Total	1,182.69 sq. m.	(12,730 sq. ft.)
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UNIT C

Ground Floor

Warehouse/Offices etc.	680.23 sq. m.	(7,322 sq. ft.)
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Mezzanine

Workshop/Offices Etc.	331.57 sq. m.	(3,569 sq. ft.)
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Total	1,011.80 sq. m.	(10,891 sq. ft.)
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Total Gross Internal Floor Area	3,640.14 sq. m.	(39,182 sq. ft.)
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RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Address:	Unit B Trident Park, Neptune Way, Huddersfield, HD2 1UA
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Description:	Builders Merchants & Premises
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Rateable Value:	£56,500
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Address:	Unit A & C Trident Park, Neptune Way, Huddersfield, HD2 1UA
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Description:	Warehouse & Premises
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Rateable Value:	£119,000
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The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

RENT

The units are available to let either as a whole or in a variety of combinations.

Unit A - £101,150 Per Annum

Unit B - £82,750 Per Annum

Unit C - £65,000 Per Annum

Please Note – all rentals are exclusive of Rates and Plus VAT – Subject to Lease.

LEASE

The property is offered to let on new full repairing and insuring leases for terms to be agreed incorporating 5 yearly upward only rent reviews.

VAT

We understand that all rentals quoted will be subject to VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is as follows:-

Unit B Trident Business Park - B – 48

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(July 2016 – 1652 / MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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