



**HIGH SPECIFICATION
INDUSTRIAL UNITS TO LET IN
LOCKWOOD, HUDDERSFIELD**



ABOUT 'THE DYEWORKS'

The Dyeworks is an outstanding new development providing high quality industrial/trade counter units in the heart of Huddersfield. Offering a range of sizes, each unit will be adapted to individual requirements and features drive in access from a large service yard to the front. Built in natural artstone and to a high specification, all units are profiled metal clad and have an eaves elevation of around 6 metres. With a bright front facing office and modern WC, the site also has Solar PV fitted together with the latest fire and security systems.

KEY FEATURES

- Industrial/trade counter units
- High specification
- 2,786 – 13,730 sq ft
- Close to town centre/ring road
- Various sizes available to suit
- Only 1 Unit Available



BUILDING PLANS



Visit our website for more information about each unit:
www.towndoor.co.uk/dyeworks



SCHEDULE OF UNITS

The Total Approximate gross internal floor areas are:

Unit A Let to Screwfix	3068 sq ft	285 sq m
Unit B Let to Screwfix	2570 sq ft	239 sq m
Unit C Let to CTS Ironmongery	2743 sq ft	255 sq m
Unit D Available	4324 sq ft	402 sq m
Unit E Let to Peg Perego	3940 sq ft	366 sq m
Unit F Let to Trade Parts Specialists	3470 sq ft	322 sq m
Unit G Let to GAP	3534 sq ft	328 sq m
Unit H Let to Tastecard	2786 sq ft	259 sq m
Total Approximate GIA	26,435 sq ft	2,456 sq m

All measurements have been taken from Architect's plans, are approximate and are subject to final survey when the units are constructed.

SERVICES

All mains services to be connected including 3 phase electricity supply, water, gas and fibre broadband.

BUSINESS RATES

Phase 2 units will be assessed for Uniform Business Rates on completion. Estimates available on request.



RENTALS PER ANNUM

Unit D	£27,500
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VAT

All rental rates are subject to VAT.

TERMS

Available on new full repairing and insuring leases. Minimum term 3 years.
 All payments by Direct Debit (Bond required).

VIEWING Please contact the agents:

Steve Molloy
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 Direct Line: **01484 477635**

WalkerSingleton
 Chartered Surveyors

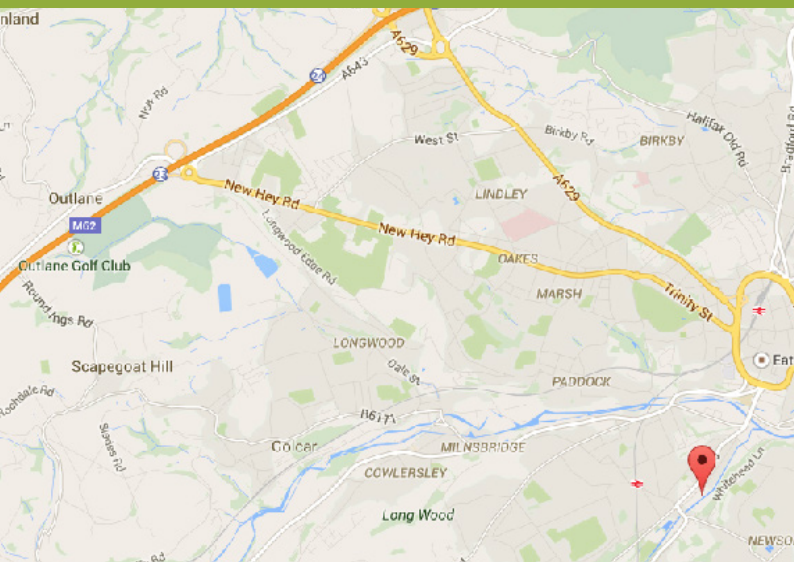


High Specification Industrial Units
 to Let in Lockwood, Huddersfield

LOCATION

The development fronts onto Albert Street in a popular well established industrial area just off the A616 Lockwood Road close to the town centre and the ring road. The M62 is a short drive away via junctions 24 and 25.

**New Build Industrial Units,
Lockwood, Huddersfield,
HD1 3QD**



Towndoor
Property Rental



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