



UNIT H

THE DYEWORCS

HUDDERSFIELD HD1 3RE

-  Secure site with automated gates
-  Monitored by CCTV
-  Ideal as trade counter
-  Drive-in loading access bays
-  Equipped with Solar PV

£28,500 PER ANNUM | 3,100 FT² | 287 M² | EPC RATING A

PROPERTY DETAILS

This modern and attractive 3,100 sq ft unit provides drive-in access from a large, well-maintained service yard to the front with limited on-site customer parking and ample free roadside parking. The site is equipped with 1000 MB fibre broadband, automated security gates and CCTV, offering the latest technology for your peace of mind. This property boasts a prominent location on the site, providing excellent visibility and easy accessibility for a professional and impressive image for your company, making it an ideal choice for businesses seeking a visually appealing and strategically situated workspace.

Internally the unit offers a bright, two-storey front-facing office with a WC and kitchen area. Behind the insulated sectional up and over-door access sits a versatile warehouse space with a minimum eaves height of 6 metres, with additional office spaces available at the rear.

Built in natural artstone and to an exceptional standard, all units on this site are profiled metal clad and have an eaves elevation of around 6 metres, the site also has Solar PV fitted together with the latest fire and security systems.

LOCATION

Situated in close proximity to Huddersfield town centre, The Dyeworks boasts an enviable location, offering a perfect blend of convenience and accessibility. Moreover, it has easy access to junctions 23 & 24 on the M62 and junction 38 on the M1. With its state-of-the-art facilities and contemporary design, this sought-after estate is a popular choice for businesses seeking a prime location.



TERM

Available on a new Internal Repairing and Insuring Lease for a term of 3 years. All payments are due monthly by Direct Debit.

RATEABLE VALUE

This property has a rateable value of £21,500. [You can check this here.](#)

VAT

VAT will be charged as applicable.

UTILITIES

The property is equipped with 3-phase electric, gas, water and 500MB fibre broadband. Utilities are supplied and billed through the landlord.

SERVICE CHARGE

The tenant will be responsible for contributions towards the estate service charge and property insurance.

For more information please contact:
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