

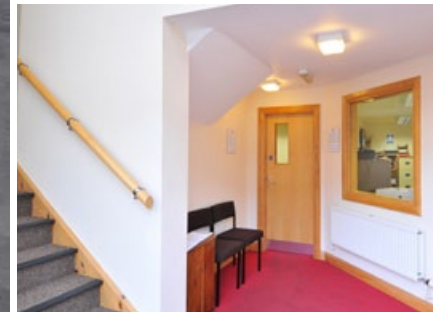
Armytage25

Junction 25 M62

TO LET

Hybrid Office/Industrial Unit & Yard
741.59 sq m (7,983 sq ft)

Armytage Road
Brighouse
West Yorkshire HD6 1QF



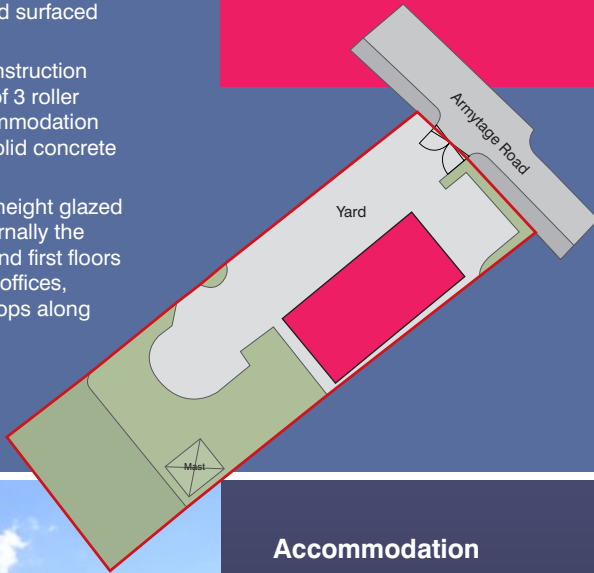
Armytage25

Junction 25 M62



SAT NAV HD6 1QF

**Armytage Road
Brighouse
West Yorkshire HD6 1QF**



Description

The property comprises a 'hybrid' detached warehouse and office building with large enclosed and surfaced yard area.

The warehouse is of steel portal frame construction under a pitched roof with access by way of 3 roller shutter loading doors. Internally the accommodation benefits from an eaves height of 4.75m, solid concrete floor and a mezzanine storage area.

The offices benefit from attractive double height glazed and plastic coated metal clad facade. Internally the accommodation is situated over ground and first floors and comprises of general office, 5 private offices, boardroom, IT room and two light workshops along with kitchen and WC facilities.

Location

The property is situated on the popular Armytage Road Industrial Estate being adjacent to Junction 25 of the M62 and less than 1 mile from Brighouse town centre.

Distances

M62	<0.5 miles
Brighouse	<1 mile
Huddersfield	4 miles
Leeds	12 miles



Accommodation

	Sq M	Sq Ft
Warehouse	262.27	2,823
Mezzanine	131.76	1,418
Ground Floor Offices	173.78	1,871
First Floor Offices	173.78	1,871
TOTAL GIA	741.59	7,983

Terms/Rental

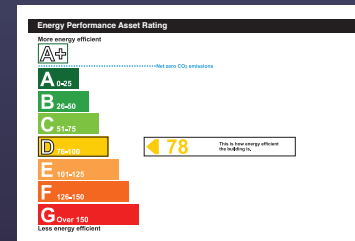
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rental upon application.

Rating

Description – Warehouse & Premises
Rateable Value - £23,500

EPC



Viewing & Further Information

For further information or to view please contact the joint agents.

Walker Singleton

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GVA

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Ref: 32072

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