

UNIT A1 @  
**ARMYTAGE ROAD**  
INDUSTRIAL ESTATE  
J25 (M62), Brighouse  
HD6 1PT



To Let

**HIGH BAY DETACHED  
INDUSTRIAL/  
WAREHOUSE PREMISES**

35,125 sq ft (3,263.2 sq m)

- Eaves height of 14.2 metres
- 2 MVA Power supply (potential)
- Good sized yard area









# To Let

## High Bay Detached Warehouse/ Industrial Premises

35,125 sq ft (3,263.11 sq m)

### DESCRIPTION

The property comprises a detached industrial/warehouse premises, which is due to be fully refurbished and benefits from the following specification:

-  To be refurbished
-  Eaves Height of 14.2m
-  Good sized yard area with the ability to be secured
-  Loading via 2 electric ground level roller shutter doors
-  2 Storey offices/welfare facilities
-  2 MVA Power supply (potential)
-  Prominently fronting onto Wakefield Road (A644) on J25 (M62)
-  4,641 Pallet Spaces

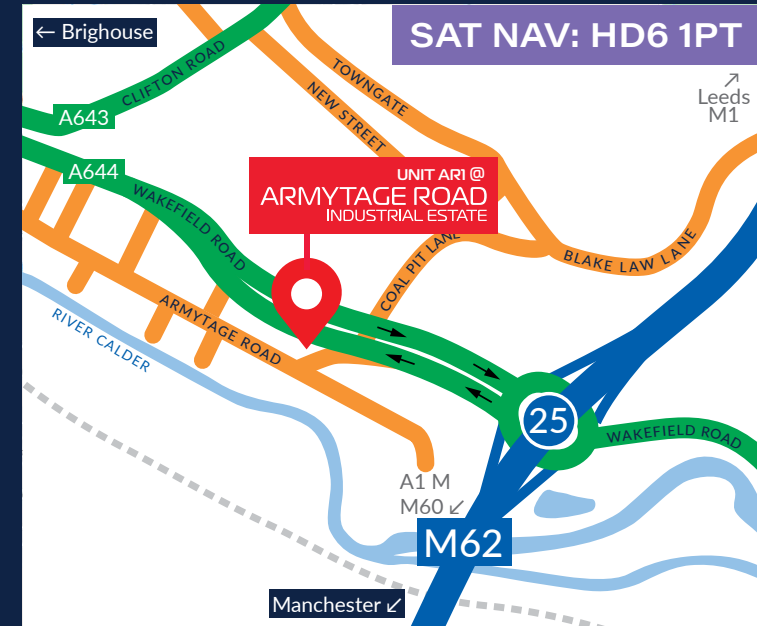
### ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	2,866.4	30,854
Office	396.8	4,271
<b>Total</b>	<b>3,263.2</b>	<b>35,125</b>

### LOCATION

The property is strategically situated on the established and highly popular Armytage Road Industrial Estate, which sits adjacent to Junction 25 of the M62 Motorway.

The property itself is accessed off Armytage Road, which leads directly to Junction 25 of the M62 Motorway via Sherwood Road and Wakefield Road (A644).



### FURTHER INFORMATION

#### TERMS

The property is available on new full repairing lease terms.

#### VAT

All prices/rents are exclusive of but may be liable to VAT.

#### EPC

The premises holds an EPC rating of C.

Owen Holder  
Philip Caspell

Paul Mack



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