

UNIT AR2 @
ARMYTAGE ROAD
INDUSTRIAL ESTATE
J25 (M62), Brighouse
HD6 1PT



Brighouse Town Centre

NORTHERN COMMERCIALS
Commercial vehicles from commercial people

kentintrol

Hallmark

Holiday Inn

MED2QUIP

BCA

Wakefield Road (A644)

Clipper

M62

J25

To Let
**DETACHED INDUSTRIAL/
WAREHOUSE PREMISES**
33,713 sq ft (3,132 sq m)

- 800 KVA power supply (potential)
- Loading via 5 ground level doors
- Fully secure site with good sized yard and loading area
- Large office/showroom facility

To Let

Detached Warehouse/ Industrial Premises

33,713 sq ft (3,132 sq m)

DESCRIPTION

The property comprises a detached industrial/
warehouse premises with the following specification:



To be refurbished



Loading via 5 ground level doors



800 KVA Power supply (potential)



Fully secure site with a good
sized yard area



Good quality office/showroom facility



Prominently fronting onto
Wakefield Road (A644) on J25 (M62)

ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	2,289.3	24,642
Office / Showroom	842.7	9,071
Total	3,132	33,713

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 D.

Dave Cato
Sophie Angus



Hazel Cooper
Josh Holmes



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01484 715 635
www.towngate.plc.uk