

**TO LET MODERN  
INDUSTRIAL / WAREHOUSE /  
TRADE COUNTER UNIT  
5,377 SQ FT (500 SQ M)**

# UNIT 22 THE RINGWAY



Fully refurbished



5.3m eaves



Electric loading door



Established trade counter location



Allocated parking

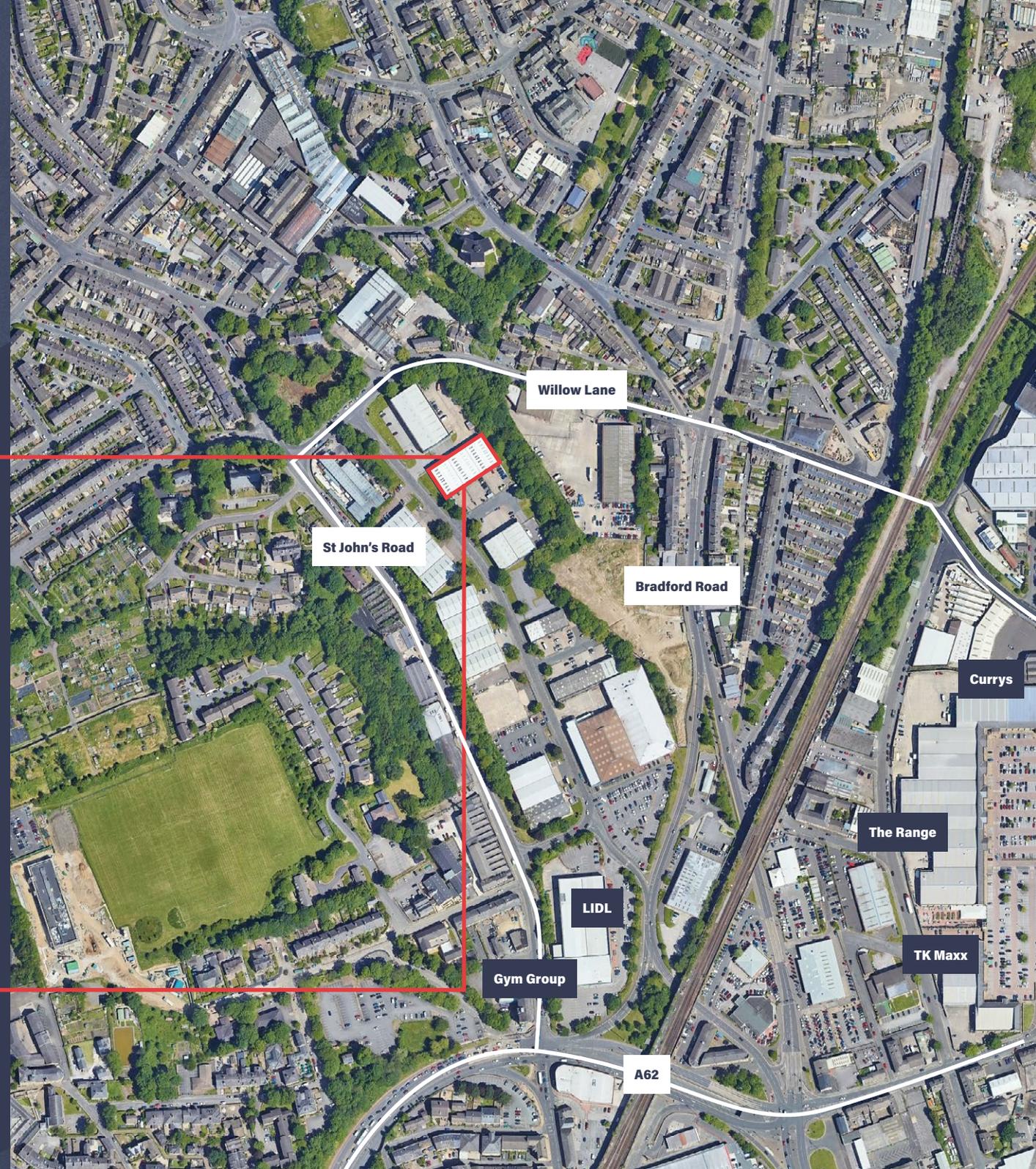


Secure, self-contained yard



Immediate M62 access via J24/25

**BECK ROAD  
HUDDERSFIELD HD1 5DG**



**LOCATION**

The Ringway is an established, multi-let trade and industrial scheme located centrally to service Huddersfield and surrounds. The estate is adjacent to the Huddersfield Ring Road which provides excellent access to the town centre and Junctions 24/25 of the M62.

**EXISTING OCCUPIERS**



YOUR ELECTRICAL EXPERTS





the food  
WAREHOUSE

MATALAN



halfords

TESCO

Huddersfield Train Station

TOOLSTATION



CEEF  
YOUR ELECTRICAL EXPERTS

UNIT 22

SCREWFIX

Beck Road

St John's Road

ELECTRIC CENTER | Acel

Willow Lane

## DESCRIPTION

The unit is a mid-terraced, steel portal framed industrial / trade counter unit which benefits from the following specification:

	Fully refurbished
	5.3m eaves
	Electric loading door
	Established trade counter location
	Allocated parking
	Immediate M62 access via J24/25
	Secure, self-contained yard



## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	4,858	450
Ground Floor Office & Facilities	519	48
Total	5,377	500



# UNIT 22

## THE RINGWAY

BECK ROAD  
HUDDERSFIELD HD1 5DG

### VAT

All figures quoted will be subject to VAT where applicable.

### RATES

Rateable Value - £42,250.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The property has an Energy Performance rating of Band C (57).

### RENT

On application.

### TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.

### FURTHER INFORMATION

Contact owner direct:



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07780 483 283

[4thindustrial.com](http://4thindustrial.com)

### VIEWINGS

Strictly via joint agents:



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