


INCENTIVES AVAILABLE

# UNIT 9 THE RINGWAY

**TO LET MODERN**
**TRADE COUNTER / INDUSTRIAL WAREHOUSE UNIT**
**7,198 SQ FT (669 SQ M)**

- 5.3m eaves
- Electric loading door
- Established trade counter location
- Allocated parking
- Dedicated parking and loading area
- Excellent M62 access via J24/25

**BECK ROAD**
**HUDDERSFIELD HD1 5DG**



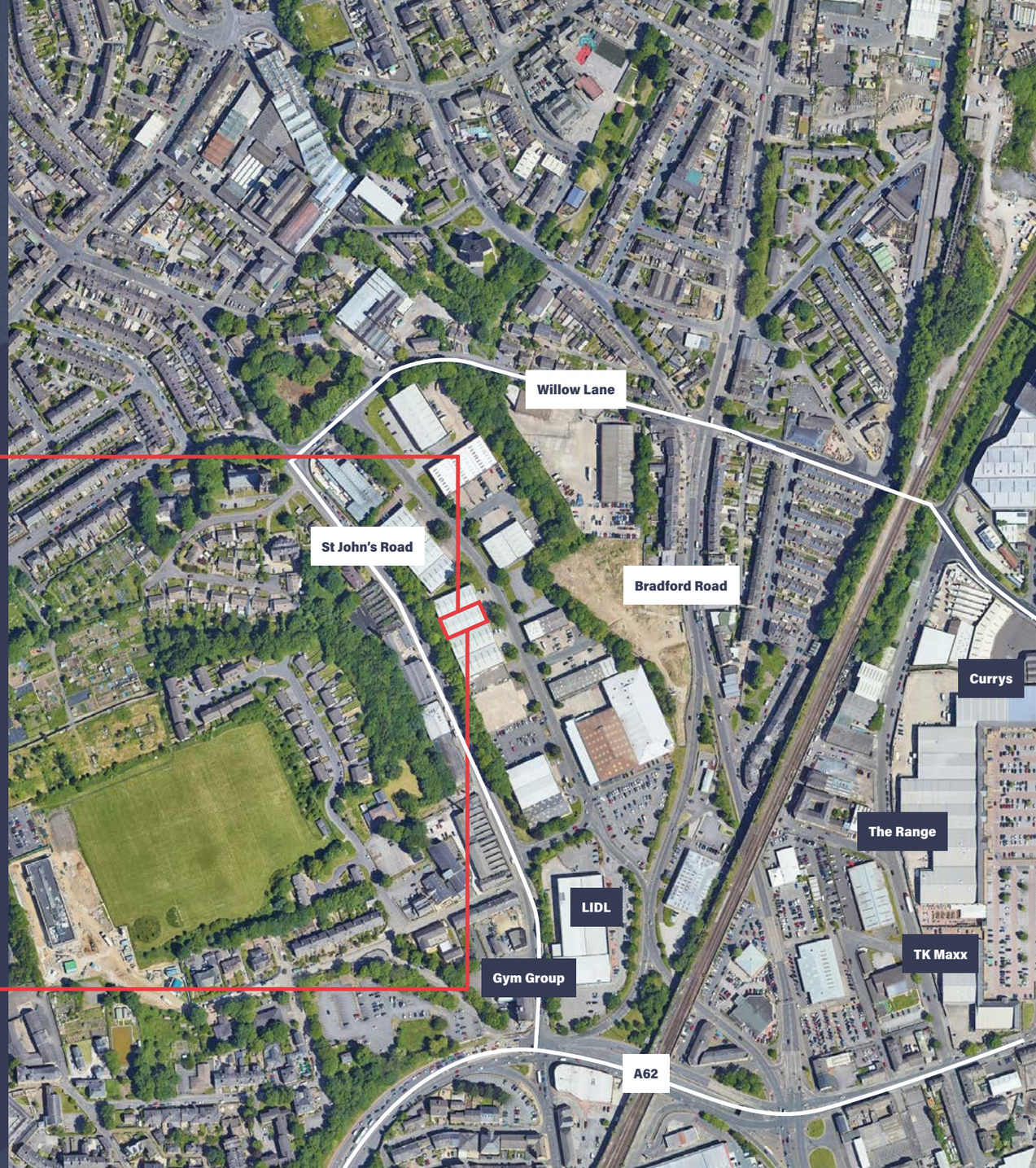

## LOCATION

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, train station and Junctions 24/25 of the M62.

## EXISTING OCCUPIERS

SCREWFIX
CROWN DECORATING CENTRES
CEF YOUR ELECTRICAL EXPERTS
REXEL
TOOLSTATION
salonservices
ELECTRIC CENTER




the food WAREHOUSE
MATALAN
ALDI
halfords
TESCO
Huddersfield Train Station
TOOLSTATION
UNIT 9
the gym group
C E F
YOUR ELECTRICAL EXPERTS
SCREWFIX
Beck Road
St John's Road
ELECTRIC CENTER
Acel
Willow Lane






ULTRA
FLOOR






# UNIT 9
# THE RINGWAY
## BECK ROAD
## HUDDERSFIELD HD1 5DG

## VAT
All figures quoted will be subject to VAT where applicable.

## RATES
The rateable value in the VOA 2026 listing is £53,000. We would recommend that further enquiries are directed to the local rating authority.

## 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 B.

## RENT
On application.

## TERMS
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## FURTHER INFORMATION
Contact owner direct:

Tom Clough
tom@4thindustrial.com
07786214419

4thindustrial.com

## VIEWINGS
Strictly via agents:

Knight Frank
0113 246 1533
KnightFrank.co.uk

Max Vause
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max.vause@knightfrank.com

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