



Unit 5

Sovereign Business Park, Shepley, Huddersfield, HD8 8FW

High quality modern industrial unit

1,888 sq ft (175.40 sq m)

- ****Preliminary details****
- **Full height roller shutter door**
- **High spec internal offices**
- **Excellent location**
- **5m minimum eaves height**
- **Popular fully-let estate**

Summary

Available Size	1,888 sq ft
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

The property comprises a modern light industrial unit situated within a fully-let business park environment. Internally the unit benefits from LED lighting, 3 phase electricity, mains water & drainage and high speed internet connections. A small office (163 sq ft) and W.C are located to the front of the building.

Externally the full height roller shutter door leads to a concrete loading apron and parking area. Additional communal parking is located nearby.

Location

Sovereign Business Park is well located with access to local amenities and 1.5km from Shepley Railway Station.

Surrounding occupiers include Co-Operative, Cumberworth Building Products and Holmfirth Carpets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,725	160.26	Available
Suite	163	15.14	Available
Total	1,888	175.40	

Specification

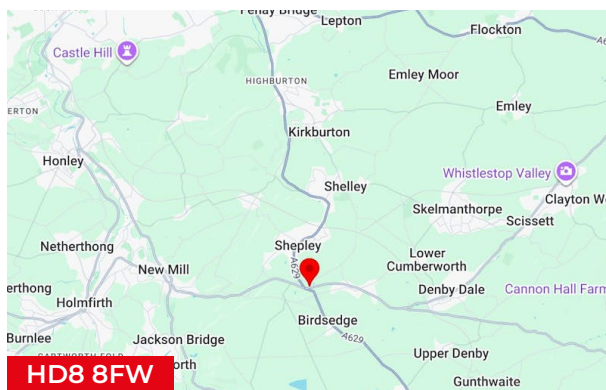
- LED lighting throughout
- Solid concrete floor
- Full height roller shutter door
- Internal offices
- Natural light to warehouse
- loading/parking area

Terms

A new lease is available for a term of years subject to negotiation.

Use

The property is suitable for light industrial uses.



Viewing & Further Information



Miles Phoenix

0113 245 0550 | 07442 428922
Miles.phoenix@dhpproperty.co.uk



Simon Dove

0113 457 5550 | 07527 388054
simon.dove@dhpproperty.co.uk

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