



55 Lockwood Road, Huddersfield, HD1 3QU

Prominent commercial unit fronting Lockwood Road

2,092 sq ft (194.35 sq m)

- ****FULLY REFURBISHED, READY NOVEMBER****
- **Highly prominent location**
- **Suitable for a variety of uses**
- **Ample vehicle parking**

Summary

Available Size	2,092 sq ft
Rent	£22,000 per annum
Business Rates	N/A
VAT	All prices quoted are exclusive of VAT.
EPC Rating	Upon enquiry

Description

The property comprises a two storey commercial unit on an established estate benefitting from the following specification:

- Traditional brickwork construction
- Gas central heating
- Ample parking spaces
- Air conditioning units
- Open plan space suitable for a variety of uses

Prominent building with complimentary surrounding occupiers including Plumbhouse, Kwik Fit and Electrical Services Ltd.

Location

The property is located in Lockwood, situated 0.9 miles South West of Huddersfield city centre. Lockwood has access to the national motorway network, being 4 miles from J23 of the M62.

The property fronts the A616 Lockwood Road which is a busy thoroughfare from Huddersfield to the surrounding villages. The property itself is in a prominent corner position at the junction with Victoria street.

Accommodation

The accommodation comprises the following areas:

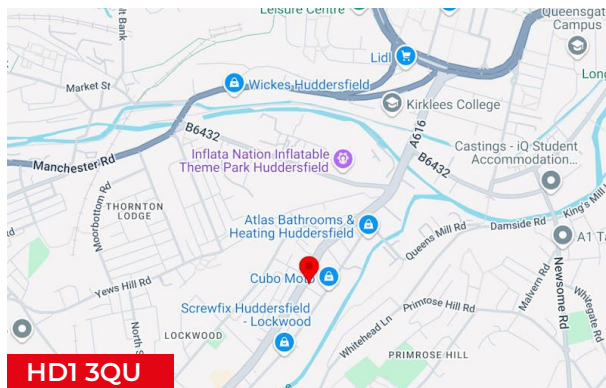
Name	sq ft	sq m	Availability
Ground	1,088	101.08	Available
1st	1,004	93.27	Available
Total	2,092	194.35	

Terms

The property is available via a new FRI lease by terms to be agreed.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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