



Mill Royd Street

Brighouse, HD6 1EY

Secure storage yard with warehouse and offices

13,532 sq ft
(1,257.16 sq m)

- Strong road links to J25 M62
- Secure site
- Mains services
- Incentives available



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Summary

Available Size	13,532 sq ft
Rates Payable	£23,702.50 per annum
Rateable Value	£47,500
VAT	Applicable
Legal Fees	The tenant is to be responsible for payment of all parties' legal costs incurred in the transaction.
BER Rating	B (27)

Description

The property comprises a secure yard extending to approximately 0.38 acres (0.15 hectares) with palisade fencing and gated entrance from Mill Royd Street.

The site benefits from a warehouse/workshop of steel portal frame construction, with metal profile sheet roof with an eaves height of approximately 3.22m, benefitting from a concrete floor and 2no. roller shutter loading doors. High quality portacabin style offices appointed with air conditioning provide a general office and 6no. private offices/meeting rooms with ancillary canteen, kitchen, and toilet facilities.

Location

The property is located on the periphery of Brighouse town centre, with frontage to Mill Royd Street, being a short distance from the junction with Huddersfield Road, which in turn provides access to junction 25 M62, approximately 2 miles distant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Warehouse	9,641
Ground - Portacabin Offices	3,891
Outdoor - Secure Yard	0.38
Total	13,532.38

Viewings

For further information or to arrange a viewing please contact either Joint Agent.

Terms

Available by way of assignment/subletting on the residue of a full repairing and insuring lease, subject to schedule of condition, due to expire on 15 February 2026.



Viewing & Further Information



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