



## Plot A Armytage Road, Brighouse, HD6 1QF

**Secure industrial storage land & unit in prime motorway location.**

**1.60 acres (0.65 hectares)**

- Fully Secure fenced site
- Access via Sherwood Road & Armytage Road
- Including industrial unit 8,880 sq ft
- Concrete surface
- Prominent road frontage
- Kiosk with W.C

### Summary

|                |   |
|----------------|---|
| Available Size | 1.60 Acres                                |
| Business Rates | Further information available on request. |
| EPC Rating     | Upon enquiry                              |

### Description

Plot A Armytage Road provides 1.6 acres of fully concrete surfaced industrial land bound by a highly secure fence. Access is provided in two locations (Armytage Road and Sherwood Road), both having wide double gates. The plot has a kiosk with W.Cs.

Industrial unit specification:

- Solid concrete floor
- Roller shutter access
- 3.5 minimum eaves
- LED lighting

### Location

Plot A occupies a prominent position fronting Armytage Road and is centrally located within the wider industrial estate. The site benefits from excellent connectivity, with Junction 25 of the M62 accessible via Wakefield Road (A644) being less than one mile from the site entrance. Within the immediate locality, Brighouse railway station, Screwfix and Shell, are situated within approximately half a mile of Plot A.

### Viewings

Viewings are available via the sole agents DHP.

### Terms

The site is available on new Fully Repairing and Insuring lease 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.

### Legal fees

Each party to bear their own costs in relation to the transaction.



### Viewing & Further Information



#### Simon Dove

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



#### Miles Phoenix

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

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