



## Unit 1 Armytage Road, Brighouse, HD6 1QF

**\*Preliminary details, awaiting photography\* Functional industrial unit with self contained yard**

**8,880 sq ft (824.98 sq m)**

- **\*Preliminary details, awaiting photography\***
- **Secure fenced site**
- **0.4 acre yard**
- **Roller shutter access**
- **Direct access to J25 M62**
- **3.5m minimum eaves**

### Summary

Available Size	8,880 sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

### Description

Unit 1 Armytage Road provides functional industrial space with the following specification:

- Solid floor
- Roller shutter access
- 3.5 minimum eaves
- LED lighting
- 0.4 acre yard

### Location

Access to Unit 1 is via Sherwood Road, with the property located centrally within the Myers 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 the unit.

### Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	sq m
Industrial	8,880	824.98
<b>Total</b>	<b>8,880</b>	<b>824.98</b>

### Viewings

Viewings are available via the sole agents DHP.

### Terms

The property 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



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