



**TO LET**

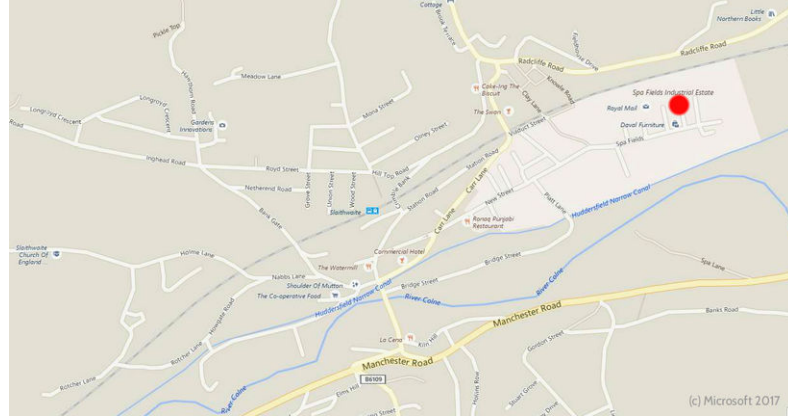
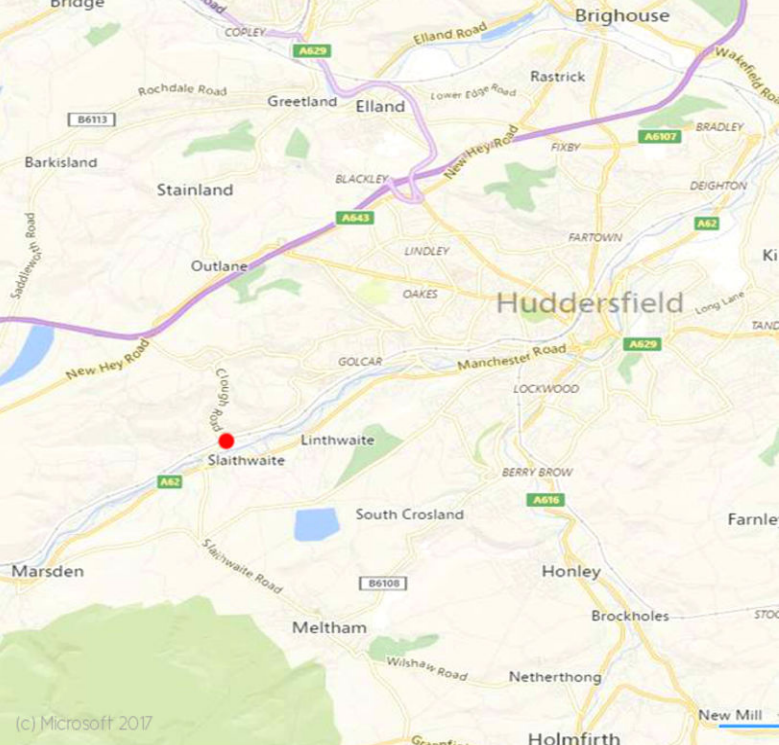
# SPA FIELDS INDUSTRIAL ESTATE

**NEW STREET, SLAITHWAITE, HUDDERSFIELD, HD7 5BB**



- Popular business location
- All mains services (inc 3 phase electricity)
- Fenced and gated site
- Large forecourt with parking
- Good local amenities
- Huddersfield town centre 5 miles

**WORKSHOP / INDUSTRIAL UNITS**  
**495 to 2,002 sq ft (46 to 186 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Car
Huddersfield	5	21	Car
Leeds	23	36	Car
Manchester	29	53	Car
Bradford	17	34	Car

Source: theAA.com

# SPA FIELDS INDUSTRIAL ESTATE

NEW STREET, SLAITHWAITE, HUDDERSFIELD



## DESCRIPTION

16 modern industrial units set out in 3 terraced blocks around a large communal forecourt with parking. The units are single storey, clear span, steel portal framed units with attractive stone effect facing and metal clad insulated roofs. Each unit has a sectional up and over loading door, and separate glazed entrance door. There are a range of sizes on site and units can be combined, subject to availability, to create larger floorplates.

## SPECIFICATION

- Reinforced concrete floors
- Mains water, gas and 3 phase electricity
- Fenced and gated site
- 24 / 7 access
- Car parking

## EPC

The EPC ratings on site range from E116 to E120 (full copies on request)

## LOCATION

Spa Fields Industrial estate is located in the popular business location of Slaithwaite on the western outskirts of Huddersfield. The estate is accessed via New Street which leads to the A62 Manchester Road, giving access east and west. The village centre offers good local amenities and a range of shops.

## TERMS

- Range of flexible tenancies
- Tenant repairs and decorates the interior (inc doors and windows)
- Landlord repairs structure and the estate
- Landlord insures the buildings
- Rent payable monthly by direct debit
- Quick completions often available
- Administration fee of £150 payable on completion

## VIEWING / FURTHER INFO

Please contact us for current availability and to arrange a viewing



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

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