

lot 34

Rent  
£86,796 per  
annum  
exclusive

## Honley Business Centre, New Mill Road Honley, near Huddersfield, West Yorkshire HD9 6QB

### Freehold Industrial Investment

- Highly prominent business park comprising 20 industrial units and office accommodation
- Totalling approximately 3,346.87 sq m (36,026 sq ft)

- Approximate site area of 0.81 hectares (2 acres)
- Future redevelopment potential (subject to consents)



On behalf of

**Hansteen**





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#### Location

Miles: 4 miles south of Huddersfield  
8 miles south-west of Leeds  
24 miles north-east of Manchester  
Roads: A629, A640, M62 (Junction 23)  
Rail: Honley Railway Station  
Air: Manchester Airport

#### Situation

The property is located in Honley, approximately 4 miles south of Huddersfield. The property is situated in a highly prominent position on the south side of New Mill Road (A616), the principal route into Huddersfield town centre from the south.

#### Description

Honley Business Centre comprises 20 industrial units with additional office accommodation and benefits from a prominent frontage to New Mill Road (A616), on-site car parking and a site area of 0.81 hectares (2 acres). There is an electricity sub-station on-site.

#### Tenure

Freehold.

#### VAT

VAT is applicable to the lot.

#### Six Week Completion

#### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

#### Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Office A	Ground	Office	74.32 sq m	(800 sq ft)	<b>VACANT</b>			
Office B	Ground	Office	74.32 sq m	(800 sq ft)	<b>INDIVIDUAL</b>	3 years from 26/04/2013	£3,000	Holding over
Unit 1 & 2	Ground	Industrial	111.48 sq m	(1,200 sq ft)	<b>INDIVIDUAL</b>	2 years from 29/04/2015	£3,000	28/04/2017
Unit 1A	Ground	Industrial	46.45 sq m	(500 sq ft)	<b>INDIVIDUAL</b>	From 27/09/2012	£1,680	Holding over (1)
Unit 3 & 3A	Ground	Industrial	237.18 sq m	(2,553 sq ft)	<b>INDIVIDUALS</b>	3 years from 01/01/2012	£7,000	Holding over
Unit 3B	Ground	Industrial	111.48 sq m	(1,200 sq ft)	<b>INDIVIDUAL</b>	3 years from 06/12/2013	£3,600	05/12/2016
Unit 4	Ground	Industrial	213.95 sq m	(2,303 sq ft)	<b>INDIVIDUALS</b>	5 years from 12/08/2014	£8,000	11/08/2019
Unit 6	Ground	Industrial	600.34 sq m	(6,462 sq ft)	<b>VACANT</b>			
Unit 7 & 8	Ground	Industrial	171.31 sq m	(1,844 sq ft)	<b>INDIVIDUAL</b>	3 years from 20/12/2007	£7,428	Holding over (1)
Unit 9	Ground	Industrial	111.48 sq m	(1,200 sq ft)	<b>INDIVIDUAL</b>	3 years from 20/12/2007	£3,036	Holding over (1)
Unit 10	Ground	Industrial	167.22 sq m	(1,800 sq ft)	<b>WINDING TECHNOLOGY LIMITED</b>	3 years from 12/10/2011	£7,000	Holding over
Unit 11	Ground	Industrial	185.81 sq m	(2,000 sq ft)	<b>R &amp; S FABRICATIONS LIMITED</b>	5 years from 18/04/2016	£7,000 (2)	17/04/2021
Unit 12	Ground	Industrial	278.71 sq m	(3,000 sq ft)	<b>INDIVIDUAL</b>	3 years from 28/07/2014	£5,500	27/07/2017
Unit 14	Ground	Industrial	232.25 sq m	(2,500 sq ft)	<b>VACANT</b>			
Unit 15	Ground	Industrial	204.38 sq m	(2,200 sq ft)	<b>ELCRIS MOTORS LIMITED</b>	11 years from 01/05/1999	£9,232	Holding over (1)
Unit 16	Ground	Industrial	204.38 sq m	(2,200 sq ft)	<b>WHITEHALL (GB) LIMITED</b>	2 years from 01/01/2009	£7,700	Holding over
Unit 17	Ground	Industrial	102.19 sq m	(1,100 sq ft)	<b>INDIVIDUAL</b>	5 years from 01/04/2015	£5,350	31/03/2020
Unit 18	Ground	Industrial	126.72 sq m	(1,364 sq ft)	<b>INDIVIDUAL</b>	1 year from 10/04/2012	£3,650	Holding over (1)
Unit 19	Ground	Industrial	92.90 sq m	(1,000 sq ft)	<b>INDIVIDUAL</b>	3 years from 01/12/2011	£4,500	Holding over
Electricity Sub-station	Ground	-	-	(-)	<b>NORTHERN POWERGRID (YORKS) PLC</b>	14 years and 6 months from 01/06/1992	£120	Holding over
<b>Totals</b>			<b>3,346.87 sq m</b>	<b>(36,026 sq ft)</b>			<b>£86,796</b>	

(1) The Seller and the Tenant are in negotiations in respect of a new lease.

(2) The tenant is currently benefitting from 3 months half rent. The seller has agreed to adjust the completion monies so that the unit will produce £7,000 p.a.x from completion.

#### For further details please contact:

**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

#### Buyer's Legal Report Service:

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

#### Seller's Solicitors:

**DWF LLP**  
Bridgewater Place, Water Lane, Leeds, LS11 5DY.  
Tel: +44 (0)113 261 6173.  
Email: jim.speed@dwf.law  
Ref: Jim Speed.