

FOR SALE
OFFICE COMPLEX AND CAR PARK
ON AN EXTENSIVE SITE AREA WITH
DEVELOPMENT POTENTIAL

Eddisons



RIVERBANK COURT, WAKEFIELD ROAD, HUDDERSFIELD,
HD5 9AA

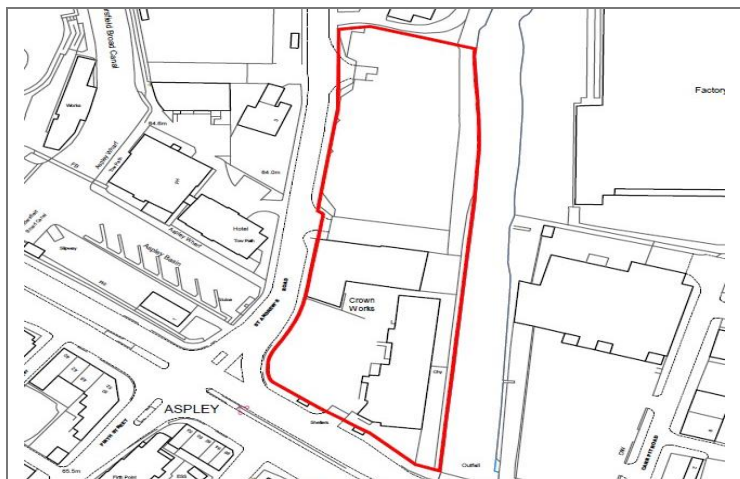
STRICKLY SEEKING OFFERS ON AN UNCONDITIONAL BASIS ONLY

- Highly prominent site facing Wakefield Road.
- An overall site area of c2.5 acres.
- Rare freehold opportunity.

AVAILABLE SPACE

3,072.96m² (33,077sq ft)

On an overall site area of
approximately 1.01 Ha (2.5 Acres)



LOCATION

The property is prominently located facing Wakefield Road with frontage/access to St Andrew's Road (B6432) being less than ½ a mile from Huddersfield town centre. Huddersfield Queensgate Campus is within close proximity and the subject property is opposite an Asda Supermarket and Premier Inn. The River Colne runs to the rear of the premises.

The property is situated within a long established mixed/commercial area. Huddersfield train station is approximately 0.7 miles away with Kingsgate Shopping Centre and Sainsburys Supermarket being in the vicinity.

DESCRIPTION

The property comprises of a three storey detached office block and separate stores being brick and metal sheet clad under a flat roof.

The premises provide both open plan and private offices benefitting from carpeted flooring, suspended ceilings, gas central heating and staff/WC facilities throughout.

The approximate size of the buildings is 33,077sq.ft. These sizes have been given to us and assumed correct.

Externally the buildings benefit from a large car park to both the front of the office block and a separate car park accessed via St Andrew's Road.

The overall site area is approximately 2.5 acres.

The site is located within a Priority Employment Area as designated in the Local Plan and sits at an important gateway to the Council's Station to Stadium Enterprise Corridor, where significant high value employment uses are already established with further opportunities for growth. Riverbank Court represents a rare opportunity for high quality businesses to locate in this strategically important corridor. Further details can be found below:-

<https://businesskirklees.com/station-to-stadium-enterprise-corridor/>

RATEABLE VALUE

Riverbank Court

Description / Offices and Premises

Rateable value / £147,000

Riverbank Court

Description / Factory and Premises

Rateable value / £20,250

Car Park Adj Riverbank Court

Description / Car Park and Premises

Rateable value / £8,000

EPC

The property has an Energy Performance Asset rating of **E**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The site is available freehold with full vacant possession.

Strictly seeking offers on an unconditional basis only.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / matthew.jennings@eddisons.com

Email / harvey.bland@eddisons.com

SUBJECT TO CONTRACT

FILE REF / 731.4557A (1222088)

For more information, visit eddisons.com

T: 01274 734 101

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons