



Colliers

FOR SALE

High Quality Manufacturing Unit

Tandem Way Industrial Estate, Wakefield Road, Huddersfield, HD5 0QR

51,890 sq ft (4,822 sq m)



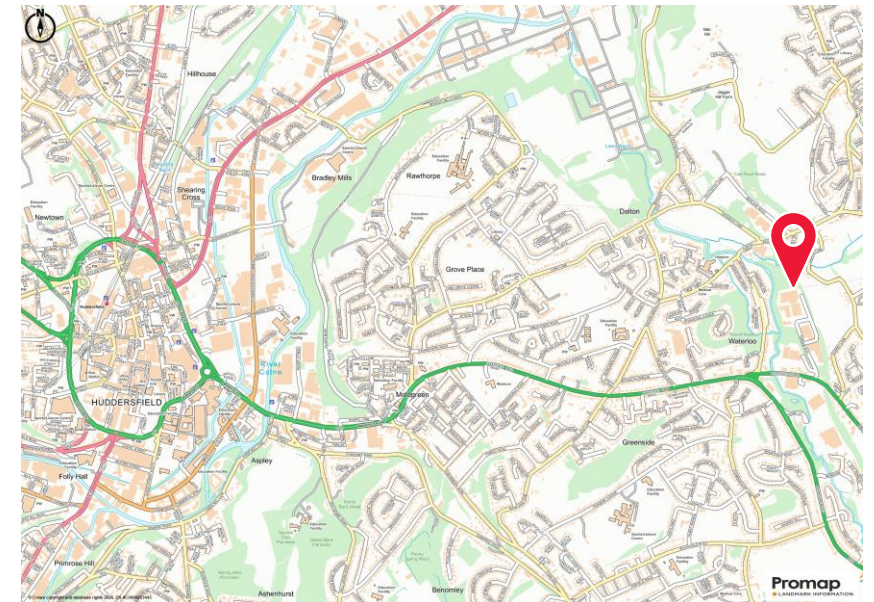
Sales Process

Offers are invited for the freehold interest with vacant possession. The Vendor will consider including some fixtures and fittings with the sale. Offers preferred on an unconditional basis.

Property Location

The property forms part of Tandem Industrial Estate, a well-established location within the Tandem area of Waterloo, approximately 3 miles west of Huddersfield town centre. The property is situated at northern extremity of the estate and includes, undeveloped land to the north.

Tandem Industrial Estate is accessed from Wakefield Road (A642) which provides a key arterial connection to Huddersfield town centre and the surrounding regional road network. To the west, the A642 links with the A629, providing access towards Huddersfield town centre and onward connections to Junction 24 of the M62 motorway via Huddersfield Ring Road. To the east, the A642 provides access towards Wakefield, with connections to the M1 motorway available via the wider local road network.





Property Description

The property comprises a modern detached single storey industrial/warehouse unit. The building is of steel portal frame construction clad with concrete block to approximately 2.25m and insulated double skin plasticised coated profile metal panels to eaves (circa 7.45m). The building has a single span portal pitched roof covered with double skin insulated profile metal decking sheets incorporating translucent/Perspex rooflights.

The work areas are subdivided between a production area and warehouse with ‘dispatch’. The front of the property incorporates a two storey amenities block which provides offices and welfare facilities to the upper floor with works offices, laboratory and additional staff welfare facilities to the ground floor.

The principal building is adjoined to the south by a covered loading bay/dispatch area. This is open to

the access driveway and constructed over the original reinforced yard area.

To the north of the principal building is a lawned area which could potentially be developed to provide additional yard and parking areas (subject to planning).

General Building Specification

- 7.45m eaves height
- Gantry cranes
- 1 ground level loading door
- Secure yard
- Dedicated car parking area with barrier
- Potential expansion land
- Covered canopy area
- All main utilities connected
- LED Lighting throughout

	GIA (sq ft)	GIA (sq m)
Ground floor offices/welfare	2,989	277.72
First floor offices/welfare	3,644	338.55
Warehouse (dispatch area)	10,383	964.68
Warehouse (Production area)	27,204	2,527.63
Covered loading bay	6,494	603.42
Open fronted rear store	1,176	109.26
TOTAL	51,890	4,821.86

Tenure

Freehold - The property is registered with the UK Land Registry under Title number WYK458140. The Title records multiple rights and restrictive covenants. A solicitor's report on Title is available on request.

Flood Risk

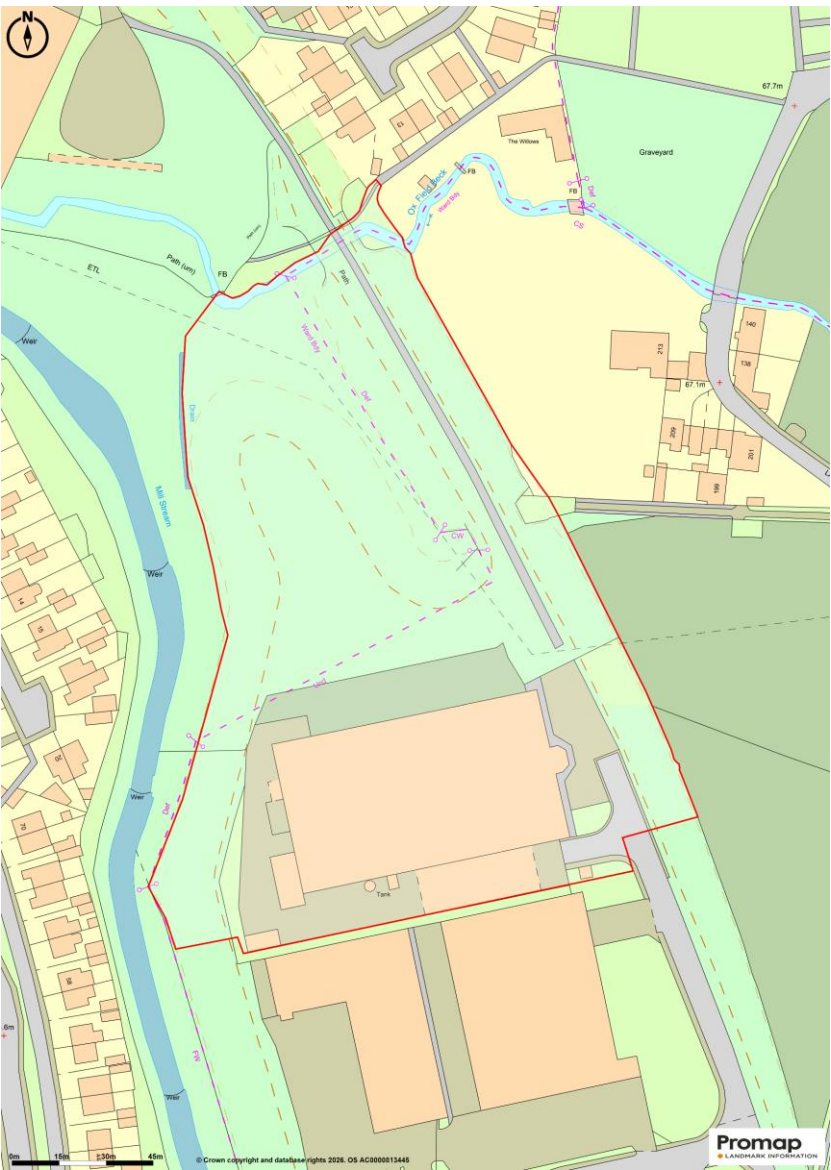
The Environment Agency classifies the property as being within Flood Zone 1 – an area with a low probability of flooding and the long-term flood risk is classified as:- Surface Water: Very low risk / Rivers and Seas: Very low risk. The extreme northwestern corner of the expansion land at the lower level adjacent to the watercourse is allocated in Flood Zone 2, an area with a medium probability of flooding.

Planning

Tandem Industrial Estate, including all land within the developed envelope, is allocated as a priority employment area in the Local Plan for Kirklees. The current use is likely to fall within Use Class B2 (general industry) or Eg (iii) (light industry), we advice interested parties to contact the Local Planning Authority to confirm that proposed uses are acceptable.

Public Rights Of Way

There is a public right of way running across the staff car park on a northwest southeast axis, this continues through the wooded area to the north of the principal building to the property boundary at Ox Field Beck.





Business Rates

We understand the current Rateable Value (RV) for the property is **£196,000** on the 2026/27 rating list. Interested parties are advised to contact the Local Rating Authority to determine the rates payable.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

Energy Performance Certificate (EPC)

The property has an EPC rating of E – 103

Anti-Money Laundering Regulations

To comply with our legal responsibilities for anti-money laundering, it will be necessary for the Purchaser to provide information prior to the completion of sale. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders.



For Further Information:



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