



TO LET - WAREHOUSE / WORKSHOP UNITS

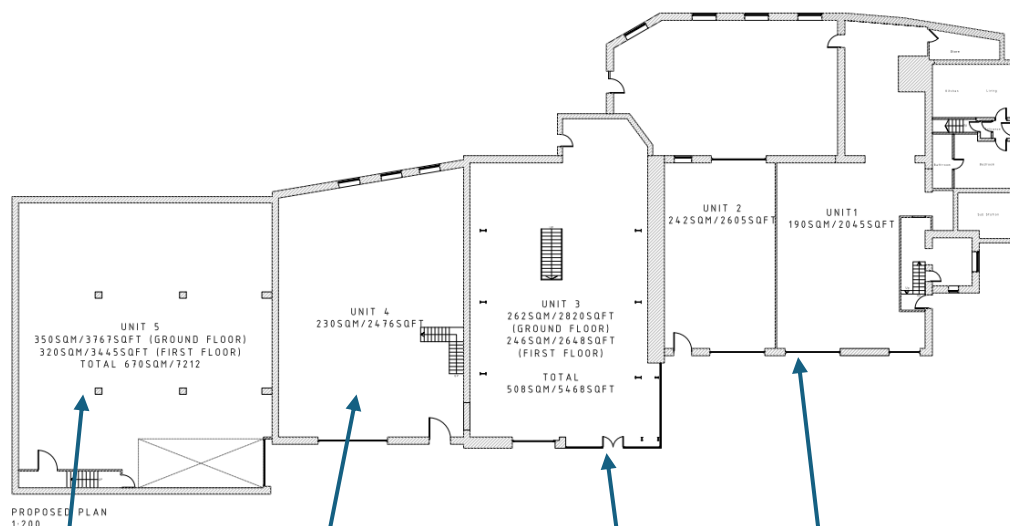
CLIFTON ROAD,
BRIGHOUSE, HD6 1SL

(APPROX 2,605 SQ.FT
– 17,761 SQ.FT)

- Undergoing Refurbishment
- Excellent Accessible Location
- Suitable For A Variety Of Uses STP
- 5 Units Available
- Under 2 Miles from J25 M62

**malcolm
stuart**
PROPERTY CONSULTANTS

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5 Workshop / Showroom / Warehouse Unit Available, Currently Undergoing Refurbishment.....

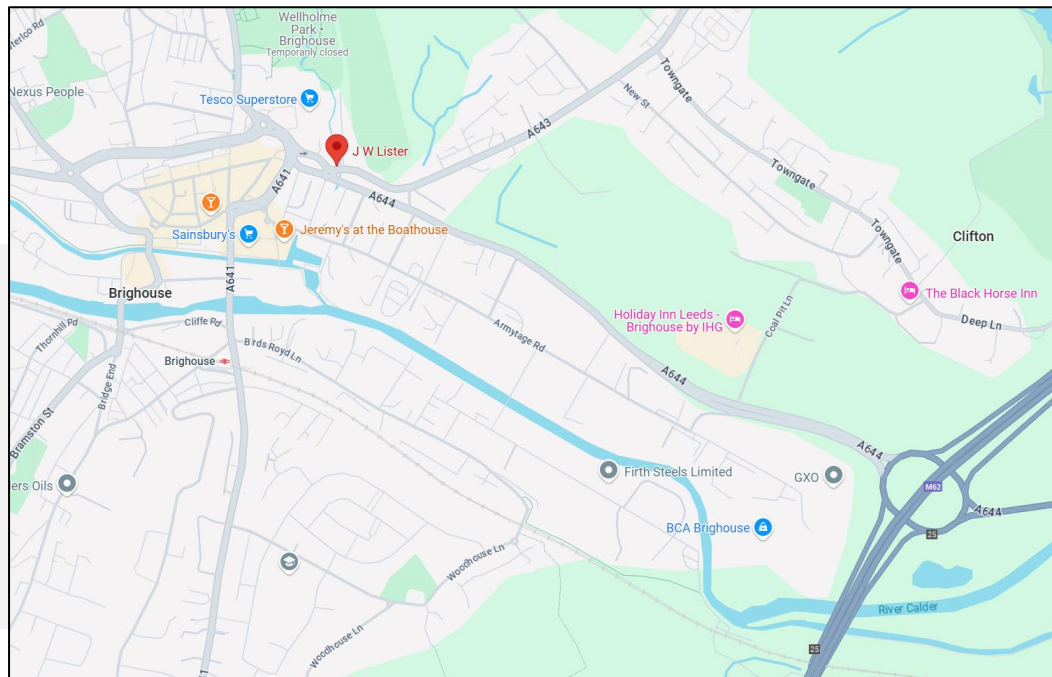
The site is located just off Clifton Road in Brighouse. The buildings are undergoing a full refurbishment program of works but will provide 5 No Units (sizes on the schedule and plan contained within these details). It is envisaged the units will be finished to a shell spec with separately metered utilities for each unit.

The units are located on Clifton Road which is a heavily trafficked access road into Brighouse from Junction 25 of the M62 approximately 2 miles to the South East.

The site enjoys good prominence to Clifton Road and is surrounded by a hub of commercial and industrial users to include showrooms, supermarkets, trade warehouse and garages. The units would be suitable for a variety of uses STP

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Description	SQM	SQ.FT
Unit 1 (LET)	GF 190	GF 2,045
Unit 2	GF 242	GF 2,605
Unit 3	GF 262 FF 246	GF 2,820 FF 2,648
Unit 4	GF 230	GF 2,476
Unit 5	GF 350 FF 320	GF 3,767 FF 3,445



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared April 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

PLANNING

We recommend interested parties make their own enquiries with the local authority – 01422 392237 / planning@calderdale.co.uk

BUSINESS RATES - 2023 LIST

TBC

EPC

TBC

TERMS

The units are available on FRI terms for a number of yearS to be negotiated, rentals available on application.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
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