



TO LET (MAY SELL) - WAREHOUSE / WORKSHOP & OFFICES

**JOHN STREET,
MILNSBRIDGE,
HUDDERSFIELD
HD3 4NP**

- **Size: Approx 7,405 SQ.FT (GIA)**
- **Clear Height: 3.1m - 3.5m**
- **Good, Secure Yard**
- **Additional External Storage**



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Warehouse / Workshop With Good, Secure Yard & Extensive Offices.....

The premises comprise warehouse / workshop accommodation with separately accessed, extensive offices across 3 levels together with some yard space and external stores.

The workshop has both a roller shutter delivery access as well as a personnel entrance. The accommodation is a mix of open plan workshop space together with lightweight partitioned staff, WC and storage facilities. The workshop has ranging clear heights of between 3.1m (10') and 3.5m (11' 6").

The office accommodation is across 3 levels and incorporates 2 former residential terraced properties which could be returned to that use or separated from any lease or sale transaction if required. The offices are largely cellular with additional meeting rooms and staff welfare facilities. The offices are carpeted throughout and have UPVC double glazed windows as well as benefitting from central heating throughout.

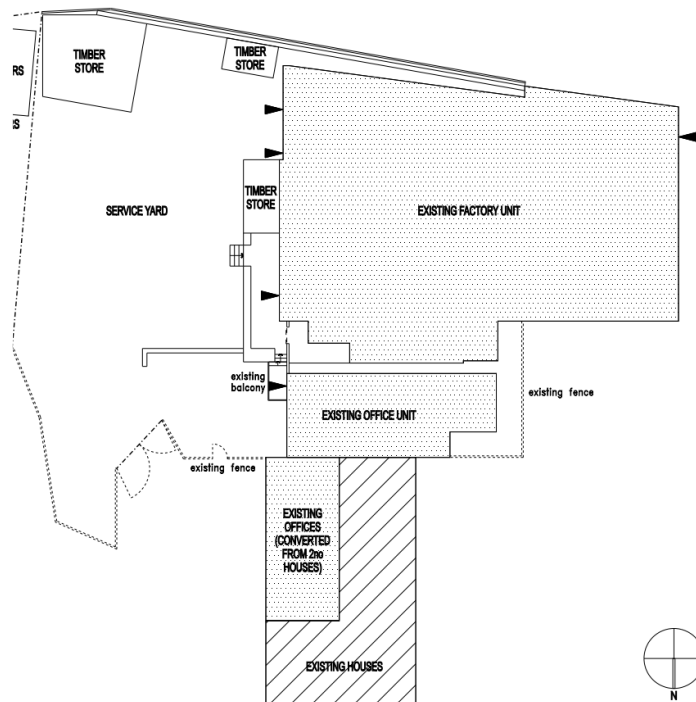
Externally, the premises have a sloped access from John Street into a good-sized yard (approx. 12 car parking spaces) with 3 No concrete base and timber clad stores.

The property is located in Milnsbridge, a district of Huddersfield located approximately 2 miles west of the town centre. The Huddersfield Narrow Canal runs through Milnsbridge close to the river Colne, as does the trans-Pennine railway line linking Leeds and Manchester via Huddersfield (the closest station). Milnsbridge has good links to the motorway network with access at junction 23 of the M62 carriageway approximately 2.5 miles away to the north.

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Description	SQM	SQ.FT
Warehouse / Workshop	439.54	4731
Offices	83.06	893
Offices (previously houses)	96.00	1,032
External Storage	69.58	749
TOTAL	688.18	7,405



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 September 2026 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 Kirklees Metropolitan Council in the regard - Planning.Portal@kirklees.gov.uk / 01484 414746

BUSINESS RATES - 2026 LIST

Workshop & Premises £18,500
Office & Premises £15,500

Current Uniform Business Rate for 2026/27 0.432.

EPC

Workshop / Warehouse – E104
Offices – E111

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated. The freehold interest with vacant possession is also available. Price available on request .

VIEWING

Strictly via sole agents (by appointment only)

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