



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Finance Co

TO LET

MODERN WAREHOUSE/ INDUSTRIAL STARTER UNIT ON SECURE SITE

HAVELOCK STREET BUSINESS PARK,
HAVELOCK STREET, RAVENSTHORPE, DEWSBURY,
WF13 3LU

Last unit – 77m² (830 sq ft)



- Good quality modern industrial/storage unit - *only one remaining*
- Conveniently located just off main A644 Huddersfield Road adjacent main arterial route leading to M1 & M62 motorways
- Immediately available on flexible terms

0113 2348999

Location

Havelock Street Business Park is situated just off the main A644 Huddersfield Road in the centre of Ravensthorpe on the popular Ravensthorpe Industrial Estate. The A644 Huddersfield Road provides excellent communication links throughout the north Kirklees area and is well located for access to junctions 25, 26 and 27 of the M62 along with junction 40 of the M1 all of which are within approximately 6 miles.

Description

The premises comprise a modern single storey steel portal frame industrial/warehouse terrace being part brick built with metal sheet cladding under a pitched insulated metal profile sheet roof incorporating Perspex rooflights and concrete ground floors.

Externally to the front there is a surfaced forecourt/yard area providing on-site parking and loading provisions all being self contained with palisade fencing and gates to the front.

Accommodation

Unit 1	LET
Unit 2	LET
Unit 3	Available 77m² (830 sq ft)
Unit 4	LET
Unit 5 & 6	LET

Services

We are advised the premises benefit from all mains services including electricity, mains water and drainage in addition to individual appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally informed by Kirklees Metropolitan Council the premises are assessed for rating purposes as follows:-

Unit 1	£3,650
Unit 2	£3,650
Unit 3	£3,650
Unit 4	£3,650
Unit 5 & 6	£6,200

The National Uniform Business Rate for 2013/14 is 47.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

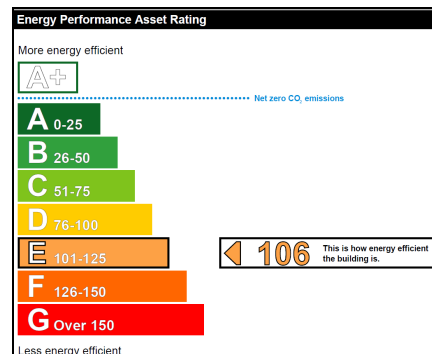
Planning

We are verbally informed by Kirklees Metropolitan Council the premises are suitable for B1, B2 and B8 uses from the Town & Country Planning (Use Classes) Order 1987.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees Metropolitan Council on Tel 01484 221000.

Energy Performance Certificate

The EPC below relates to Unit 3 Havelock Place.



EPCs for other available units are available upon request.

Lease Terms

Available on a new full repairing and insuring lease, for a term of years to be agreed, incorporating three yearly rent reviews. Shorter term agreements considered.

Rent

Unit 3 Only £95 per week exclusive

The rent is payable quarterly in advance by direct debit/standing order.

Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in this transaction although the landlord does utilise a standard in-house tenancy agreement which does keep legal costs to a minimum.

VAT

The rent is quoted exclusive of VAT and we understand VAT will be charged.

Viewing/Enquiries

Strictly by appointment with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
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Hanson
Phil Deakin

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Our Ref: 0337/A/M
Updated September 2013

Subject to Contract



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0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.