



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Over 2 Hills

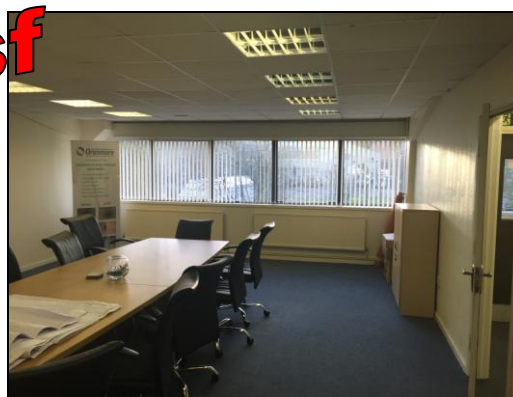


TO LET

**SELF CONTAINED FIRST FLOOR
OFFICE WITH GROUND FLOOR
RECEPTION WITH **P****

**RAWFOLDS WAY, OFF BRADFORD ROAD,
SPEN VALLEY INDUSTRIAL PARK, CLECKHEATON,
BD19 5LJ**

257 m² (2,763 sq ft)

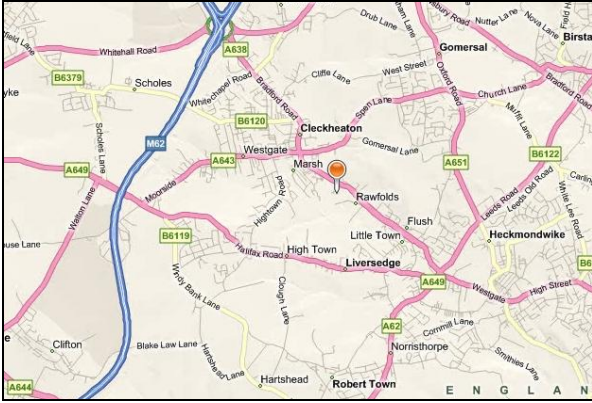


- Onsite parking and additional warehouse available (3,165 sq ft)
- Prominent and accessible location (close to Cleckheaton & M62)
- Flexible terms available – and highly competitive rent

0113 2348999

Location

The premises are located fronting Rawfolds Way, the principle estate road to Spen Valley Industrial Park, just off Bradford Road (A638). 0.25 miles to the south west of Cleckheaton town centre and within approximately 1.5 miles of Junction 26 of the M62/M606 motorway interchange. The premises form part of a popular and accessible industrial park.



Description

First floor offices fronting Rawfolds Way with separate and independent ground floor access and reception office, including:-

- Partitioning to form open plan, private offices & meeting rooms
- Kitchen & WC
- Dedicated reception/entrance with audio entry system
- Suspended ceilings, central heating and perimeter trunking
- Fully carpeted
- Onsite parking

In addition to the office accommodation our clients can make available **storage/warehousing** of up to 3,165 sq ft.

Terms

The premises are available on flexible lease terms to be agreed.

Rent

Only £5 psf (including parking, to be agreed).

The rent is exclusive of gas and sub metered electricity and service charge.

Service Charge

Fixed low service charge relating to maintenance and upkeep of common parts, apportioned building insurance premium and security is 75p psf, subject to annual RPI increase.

Business Rates

The premises are currently assessed for business rates as part of a larger property. The business rates to be apportioned prior to any separate assessments.

VAT

VAT is not applicable upon the rent.

Warehouse Terms

Upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Energy Performance Certificate

Energy performance asset rating C – 68.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2142/A/S
February 2016

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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.