



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET (as a whole or in sections)/
MAY SELL (whole)

MODERN HIGH PROFILE OFFICES WITH

**WAKEFIELD ROAD/PARK MILL WAY, CLAYTON WEST,
HUDDERSFIELD, HD8 9XJ**

To Let: 85 – 211 m² (920 – 2,274 sq ft)



- Modern good quality two storey centrally heated office building
- Strategically located for Junctions 38 & 39 of the M1 with substantial on-site parking
- Vacant space at ground floor level although whole building can be acquired (subject to lease on first floor to Cougar Automation)

0113 2348999

Location

The premises are situated in a highly prominent location on the junction of Park Mill Way with the main A638 Wakefield Road close to the centre of Clayton West. Nearby occupiers include Wesco Aircraft Ltd, AUS and the first floor is occupied by Cougar Automation.

The premises are strategically well located within ten minutes of Junctions 38 & 39 of the M1, which are situated to the east and north east respectively. Wakefield City Centre and Huddersfield Town Centre are within an approximate eight mile radius.

Description

The premises comprise modern two storey reconstituted stone built offices, constructed in the late 1990's, under an underdrawn pitched tiled roof with timber upper floors and a concrete ground floor.

Whilst previously in sole occupation, the building has been split and the whole of the first floor is occupied by Cougar Automation (extending to 2,896 sq ft gross). At ground floor level, in addition to communal toilet and ancillary facilities, there are two suites capable of being occupied by a single tenant or two occupiers.

The premises benefit from gas fired central heating throughout, plasterboard ceilings, CAT lighting panels and a central stairwell providing access from the ground to the first floor.

To the rear, accessed off Park Mill Way, is a large surfaced car parking area providing significant on site car parking.

Accommodation

Ground Floor

Suite 1 185.47m² (920 sq ft)

Comprising reception office with air conditioning unit and three private offices.

Suite 2 125.80m² (1,355 sq ft)

Comprising large open plan air conditioned office, benefitting from shared kitchenette, disabled, ladies and gents toilets from the central service core/lobby.

First floor 269.55m² (2,896 sq ft) gross

Let to Cougar Automation

Available Floor Area 85 – 211m² (920 – 2,274 sq ft)

Services

We are informed the premises benefit from all mains services including electric, water, sewer drainage and gas. In addition, there is a gas fired central heating installation serving the whole building. However, no tests have been carried out on any of the aforementioned services and we are therefore unable to comment as to their condition or capacity.

Rating

We are advised individual suites are assessed as follows:-

Suite 1	£8,700
Suite 2	£13,250

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and small business allowance.

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

Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

Lease Terms

The vacant ground floor space is offered by way of a tenants internal repairing and insuring lease for a period of years to be agreed, incorporating regular rent reviews.

The lease includes a service charge relating to maintenance and upkeep of the exterior, car parking area and landscaping in addition to internal communal areas along with management/administration.

Rent

Suite 1	£11,040 per annum exclusive
Suite 2	£16,250 per annum exclusive
Suite 3 (first floor)	Let to Cougar Automation

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

Price

The whole premises can be acquired subject to the lease on the first floor lease to Cougar Automation (tenancy information available upon request) seeking offers in the region of £650,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for both parties reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:

Michael Steel & Co
Alec Michael
Ben Preston

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Subject to Contract



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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.