



Michael Steel & Co
PROPERTY CONSULTANTS

Re-available following abortive negotiations

FOR SALE

**STRATEGICALLY LOCATED
INDUSTRIAL & OFFICE INVESTMENT**

**SCANDINAVIA BUSINESS PARK, HUNSWORTH
LANE, CLECKHEATON, J26 M62,
WEST YORKSHIRE, BD19 4LN**

13,942 m² (150,077 sq ft) on 8.33 acres



- Recently refurbished industrial/office complex strategically located adjacent Junction 26 of the M62 (Cleckheaton)
- Majority let to Flexitallic with approx 7 years unexpired
- Current gross income, including from TMD offices, over £560,000 per annum

0113 2348999

Location

Scandinavia Business Park is strategically located immediately off Junction 26 of the M62 at Chainbar, Cleckheaton with frontage to the main A58 Whitehall Road, and access off Hunsworth Lane.

The premises are well located for access throughout the West Yorkshire conurbation/North of England benefiting from direct access to the M62 at its intersection with the M606 (leading into Bradford and the new Marks & Spencers 1m sq ft distribution centre).

The intersection with the M1 is approximately 10 miles with Leeds city centre being a similar distance (to the east).

Description

Scandinavia Business Park is a substantial industrial/manufacturing and head office facility which we understand was rebuilt approximately 20 years ago. The main industrial space is principally single storey being brick built clad in PVC profile metal decking under a multi bay pitched roof supported on light steel trusses and central steel pillars with corrugated asbestos and translucent roof lights (to part). The central section has a flat roof section supported on steel beams.

The main building has various extensions and to the front, facing Whitehall Road, is a concrete framed three storey 1960s built office building being part ashlar part stone faced under a concrete block and beam roof (with a single storey extension to the rear).

Externally the site is serviced by a large yard area providing external storage and turning facilities, in addition to significant on site car parking. The office section benefits from a car park immediately adjacent its frontage.

Total Site Area **3.37 ha (8.33 acres) or thereabouts**

Accommodation

Industrial facility 11,867 m² (127,738 sq ft)
Occupied by Flexitallic and including stores and covered loading

Three storey offices & extension 2,275 m² (22,339 sq ft)
Occupied by TMD Friction (UK) Ltd

Gross Internal Floor Area **13,942 m² (150,077 sq ft)**

Services

We are advised Scandinavia Business Park benefits from all mains services including a significant electricity supply along with individual heating and lighting installations. 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

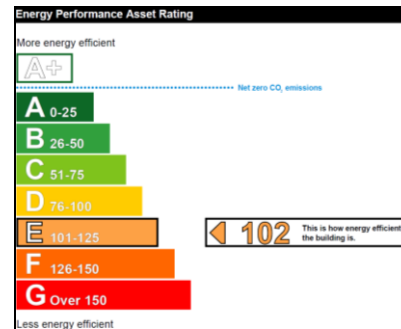
We are verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

Factory & premises (Flexitallic Ltd) £312,500
Offices & premises (TMD Friction) £110,000

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

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

Energy Performance Certificate (EPC)



Tenancies

The main industrial section is let to Flexitallic Ltd by way of a 15 year tenants full repairing and insuring lease from June 2008 with five yearly rent reviews. The rent has recently been reviewed to £443,887 per annum exclusive.

Flexitallic Financials	December 2014
Turnover	£26.816m
Pre-tax profit	£3.312m
Shareholders funds	£18.838m

The office section has been occupied by TMD Friction UK Ltd since 2008 and is let by way of a 2 year lease from 01 January 2015 with a passing rent of £120,000 annum exclusive.

Previously short term income has been generated from the car park/yard for vehicle parking.

Total current Income **£563,887 per annum**

Price

Offers in the region of £5m (exclusive of VAT) for the whole.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Our Ref: 1430/A/M
Updated July 2016

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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