



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Rivertree Trust

TO LET

**COST EFFECTIVE
INDUSTRIAL/STORAGE COMPLEX
WITH LARGE CAR PARK**

**MINERAL WATER WORKS, WILLOW LANE, BIRKBY,
HUDDERSFIELD, HD1 6EB**

4,497 m² (48,404 sq ft)



- Large industrial complex providing storage, production and office space
- Benefitting from onsite loading facilities and large self contained car park (which could be let separately)
- Immediately available for occupation on short term flexible agreement

0113 2348999

Location

The premises, which have most recently been occupied by Ben Shaws Soft Drinks/Britvic, are located in a prominent location adjacent the junction of Willow Lane with Beck Road (Beck Road being the estate road through Ringway Trading Estate).

Mineral Water Works are located just outside Huddersfield ring road with St Johns Road – which connects with Willow Lane only a short distance from the entrance to the property – leading directly to the ring road/town centre.

The premises are therefore well located for the majority of main arterial routes serving the Huddersfield area, particularly the A62 Leeds Road, A614 Bradford Road and A629 Halifax Road. The A629 Halifax Road provides immediate access to the motorway network with Junctions 23 (west only) and 24 of the M62 being less than 3.5 miles to the north-west of Huddersfield town centre

Description

Mineral Water Works provide extensive workshop/warehousing space along with offices and ancillary facilities. The ground floor being stone and brick built comprises workshop/storage space with roller shutter loading facilities along with reception offices.

The upper floors provide further workshop/warehouse space along with the main offices and a test laboratory.

Externally Mineral Water Works benefits from good onsite loading through various roller shutter loading doors along with a large self car park immediately opposite (which could be split from the building).

Accommodation

Ground Floor

Workshop/warehouse 2,291.45m² (24,664 sq ft)
Reception/offices 237.53m² (2,556 sq ft)

First Floor

Offices & works 727.57m² (7,831 sq ft)
Warehouse 645.04m² (6,943 sq ft)

Second Floor

Offices 213m² (2,292 sq ft)

Basement 382.3m² (4,115 sq ft)

Gross Internal Floor Area 4,496.89m² (48,404 sq ft)

Services

We are advised all mains services are connected to the property including three phase power, water, sewer drainage and gas. In addition the property does benefit from individual appliance including lighting. 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

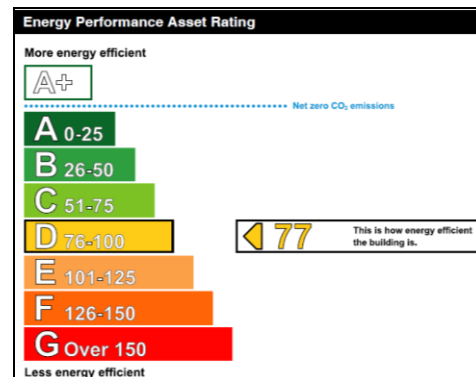
We are advised through our enquiries of the Valuation Office Website the premises are assessed for non domestic rates as Factory & Premises RV £66,500.

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

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

Energy Performance Certificate

Please see below one of the EPC's for the property. Further EPC's are available upon request.



Lease Terms

Given the landlord's intention to redevelop the majority of Mineral Water Works for their own occupation, the premises are made available on a short term flexible basis for a period of up to 2 years (with any lease to be excluded from the Landlord & Tenant Act 1954 Part II).

Rent

£72,500 per annum exclusive.

The rent to be paid monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2186/A/M
July 2016

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.