



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Blackshaw Holdings

TO LET

HIGH QUALITY HYBRID OFFICE & STORAGE UNIT

**UNIT 1 BEEHIVE BUSINESS PARK, SMITHIES LANE,
OFF STATION LANE, HECKMONDWIKE, WF16 0NF**

452 m² (4,870 sq ft)



- Good quality part two part single storey hybrid unit providing both office and storage provision
- Conveniently located in the centre of north Kirklees on a secure multi occupied estate
- Positioned in high profile position fronting Station Lane with good onsite parking

0113 2348999

Location

Beehive Business Park is situated on the outskirts of Heckmondwike town centre with immediate access off Smithies Lane close to its intersection with Station Lane. Smithies Lane leads to the renowned Yorkshire Visitor Centre and Farm, Ponderosa, and is near the recently constructed Ponderosa Business Park (new high quality commercial/office development). Nearby occupiers include Mileta/Tog 24, Al-Murad DIY Ltd and Britchem.

As well as being situated in the centre of north Kirklees/heavy woollen district and enjoying good communication links throughout, principally via the A62 Leeds Road, the site is located within 6 miles of junctions 25, 26 and 27 of the M62.

Description

Unit 1 Beehive Business Park comprise a stone and blockwork built part two part single storey office and storage building under a series of pitched or single pitched tiled roofs with part incorporating Velux roof lights with a timber upper floor and concrete ground floor.



Externally Beehive Business Park benefits from a large central yard area providing loading and car parking, with Unit 1 benefiting from dedicated car parking immediately adjacent the building.

Accommodation

Single storey workshop/stores

22.13m² (776 sq ft)



Benefiting from double timber loading doors and Benson gas fired space heater.

First floor of two storey section 155.05m² (1,669 sq ft)

Internal partitioning to form three private offices, general office.

Ground floor of two storey section 155.05m² (1,669 sq ft)

Single storey office 70.22m² (756 sq ft)

Gross Internal Floor Area 452.45m² (4,870 sq ft)

Services

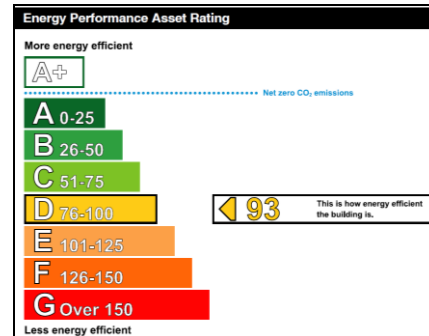
We are advised mains water, gas, sewer drainage and electricity are connected to Beehive Business Park in addition to individual appliances including fluorescent lighting and heating. However no tests have been carried out on any of the aforementioned services or appliances and we are unable to comment as to their condition and/or capacity.

Rating

We are advised Unit 1 Beehive Business Park is assessed at Rateable Value £28,250 with the National Uniform Business for 2016/17 being 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 01484 221000.

Energy Performance Certificate



Lease Terms

Units 1 Beehive Business Park is offered by way of a new lease, for a period of 3 years or multiples thereof incorporating three yearly rent reviews, on an effectively full repairing and insuring basis plus the site service charge.

Site Service Charge

The landlord may levy a site service charge in respect of maintenance and upkeep of common areas, any common services (if provided), management/administration on a floor area/pro-rata basis.

Rent

£32,000 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 1555/A/M
November 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.