



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET – Flexible Terms

HIGH QUALITY OFFICE SUITES & BUSINESS/WORKSHOP UNITS

**PONDEROSA PARK, SMITHIES LANE,
OFF STATION LANE, HECKMONDWIKE, WF16 0PR**

75m² - 372m² (802 sq ft - 4,000 sq ft)



- High quality office/commercial and workshop units including conference facilities
- Substantial onsite parking within surfaced car park
- Occupation immediately available with flexible size suites

0113 2348999

Location

Ponderosa Park is situated on the outskirts of Heckmondwike town centre with immediate access off Smithies Lane, close to its junction with Station Lane. Smithies Lane leads up to the renowned visitor centre and farm, Ponderosa, which also benefits from high quality restaurant facilities.

The main A62 Leeds to Huddersfield Road is located less than one mile from Smithies Lane providing excellent access throughout north Kirklees/heavy woollen district. Junction 25, 26 and 27 of the M62 are all within a six mile radius and Junction 40 of the M1 is approximately 15 minutes to the east.

Description

Ponderosa Business Park provides a high quality office and business environment with suites from as little as 525 sq ft and an excellent surfaced communal car parking provision.



The complex offers significant flexibility and is arranged in 2, 3 and 4 storey modern uniquely styled buildings.

Accommodation & Rent

Ponderosa Park provides a combination of ground, first and second floor office/business units along with industrial/storage/commercial space at lower ground floor (with ground level access to the rear).

Current availability:-

Suite	m ²	(sq ft)	Rent
4F (First Floor)	87	(933)	Only £135 pwx
5F (First Floor)	87	(933)	Only £135 pwx
6G (Ground Floor)	87	(933)	Only £135 pwx
7F (Ground Floor)	85	(910)	Only £135 pwx
7S (Second Floor)	75	(802)	Only £135 pwx
8L (Lower Ground)	86	(923)	Only £135 pwx
9L (Lower Ground)	87	(931)	Only £135 pwx
11F (Ground Floor)	81	(868)	Only £135 pwx
11L (Lower Ground)	82	(882)	Only £135 pwx

Office suites/units available from 75m² (802 sq ft) up to 372m² (4,000 sq ft)

Services

Ponderosa Park benefits from all main services including gas, electric, sewer drainage and water in addition to individual appliances. However, no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council that some of the units have been assessed (as follows) but the remainder will need to be assessed upon occupation:-

Suite 7S	£5,500
Suite 9L	£12,000
Suite 11F	£7,500
Suite 11L	£5,600

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 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Terms/Rent

See adjacent accommodation/rent schedule with space available on flexible terms plus the site service charge.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co Tel: 0113 234 8999
Alec Michael alec@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Holroyd Miller & Co Tel: 01924 465671
Jonathan Kidd or Danny Knowles

Our Ref: 0332/A/M
Updated October 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.