



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

TO LET

PROMINENT FIRST FLOOR OFFICE SUITE WITH

**COLBECK HOUSE (FIRST FLOOR),
COLBECK ROW, A652 BRADFORD ROAD, BIRSTALL,
WEST YORKSHIRE, WF17 9NR**

223 m² (2,400 sq ft) gross



- Large first floor office suite providing private and general offices
- Located in a prominent position adjacent main A652 Bradford Road only a short distance from intersection with A62 Leeds Road
- Benefitting from immediate availability and onsite car parking

0113 2348999

Location

Colbeck House is situated with a prominent frontage to the main A652 Bradford Road only a short distance from the exceptionally busy intersection with the A62 Leeds Road at Birstall Smithies. The property is accessed off Bradford Road via Colbeck Row.

Accordingly, the property is well located for not only access throughout the North Kirklees area via Bradford Road and the A62 Huddersfield to Leeds Road, but is also less than 2 miles from Junction 27 of the M62 and approximately 3 miles from Chainbar roundabout (Junction 26 of M62 and intersection with the M606).

Description

Colbeck House comprises a reconstituted stone built two storey office building built in circa 1980, though subsequently upgraded to offer good quality centrally heated office space. The ground floor is occupied by Acorn and the first floor is available to let.

Externally the building benefits from a large surfaced car park to the front in addition to further car parking to the rear (shared parking on site).

Accommodation

First floor 223m² (2,400 sq ft) gross

Comprising two large general offices along with internal partitioning to create five private offices/meeting rooms along with kitchen, storage area and toilet facilities.

Gross Internal Floor Area 223m² (2,400 sq ft)

Services

We are advised mains water, sewer drainage, electricity and gas are connected to the property in addition to individual appliances including gas fired central heating boiler and 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 verbally informed through our enquiries of the Valuation Office website the premises as assessed with the following RV:-

Office & Premises £21,000

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 Metropolitan Borough Council Tel: 01484 221000.

Energy Performance Certificate

We are advised the EPC rating is D (79).

Lease Terms

The vacant first floor office suite at Colbeck House is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed (plus service charge, if applicable).

Rent

£16,500 per annum exclusive.

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

VAT

All rents are quoted exclusive of VAT (if applicable).

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised if appropriate and minimise legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2278/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.