



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

GOOD QUALITY SINGLE STOREY GARAGE/WORKSHOP UNIT

**50 NETHERFIELD ROAD, RAVENSTHORPE,
NR DEWSBURY, WF13 3JY**

415 m² (4,465 sq ft)

(Additional office space adjacent – up to 289m² (3,111 sq ft))



- Good quality single storey garage repair unit/industrial workshop
- Conveniently located only a short distance off the A644 Huddersfield Road
- Adjacent is a recently constructed modern centrally heated office building which can be made available alongside the workshop

*****Workshop Immediately Available for Occupation*****

0113 2348999

Location

The property is situated on Netherfield Road which is a busy thoroughfare which links Calder Road with the main A644 Huddersfield Road. Calder Road also connects Ravensthorpe railway station with the A644. The exceptionally busy A644 Huddersfield Road links Mirfield and junction 25 of the M62 (at Brighouse) with Dewsbury town centre, which is approximately 3 miles to the north east. The property is therefore well located for access throughout West Yorkshire with junctions 25 and 28 of the M62 and junction 40 of the M1 all within an 8 mile radius.

Description

50 Netherfield Road comprises a brick built single storey garage repair workshop/industrial unit under a metal clad pitched roof incorporating perspex roof lights, supported on light steel trusses and providing essentially open plan workshop facilities.

In addition, situated adjacent is a high profile position is a recently constructed three storey modern office building which is reconstituted stone built under a pitched tiled roof and benefitting from security shutters at ground floor level. Part of the offices are occupied by the landlord and space within the building can be made available on terms to be agreed (either in conjunction with the workshop or separately).

Externally the property benefits from a forecourt on Church Street (to front of workshop) in addition to a gated compound/yard to side of the office off Netherfield Road.



Accommodation

Garage/workshop unit 414.81m² (4,465 sq ft)

In addition, part of the adjacent office building can be made available – either in conjunction or in isolation – and the floor areas are as follows:-

Office: Ground Floor (gross)	111.82m ² (1,204 sq ft)
First floor (gross)	111.82m ² (1,204 sq ft)
Second floor (gross)	65.36m ² (703 sq ft)



The office building provides good quality open plan office space being carpeted, centrally heated along with lighting and security shutters to the ground floor. Presently the accommodation provides a shared ground floor reception lobby with disabled access with the remainder of the ground floor occupied by the vendor, with the first and second floor (which are self contained from the ground floor main office) are available with immediate vacant possession. The offices have toilet facilities.

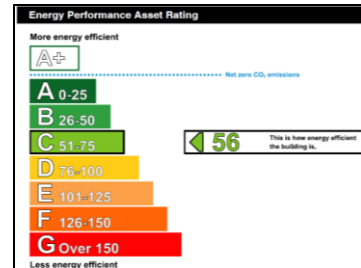
Gross Internal Floor Area (Workshop) 415m² (4,465 sq ft)

Up to 704m² (7,576 sq ft) available including workshop & offices

Services

We are advised 50 Netherfield Road benefits from water, sewer drainage, electricity and gas in addition to individual appliances including lighting, central heating and gas fired space heater. However no tests have been carried out on any of the aforementioned services/appliances and therefore we are unable to comment as to their condition.

Energy Performance Certificate



Non Domestic Rating

We are verbally advised by Kirklees MC the premises have the following RV's:-

50 Netherfield Road	RV £7,100
50a Netherfield Road	RV £10,000
50b Netherfield Rad	RV £8,900
50c Netherfield Road	RV £7,000

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

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

Lease Terms

The garage workshop unit is offered by way of a new lease for a period of years to be agreed, incorporating three yearly rent reviews, plus any site service charge (if applicable).

Rent

The garage/workshop unit is offered at the equivalent of £500 per week exclusive and the rent is payable quarterly in advance by direct debit/standing order.

Rent relating to the office space – either in isolation or conjunction with the workshop unit – is available upon request.

Price

The landlords have advised they may consider a freehold disposal of 50 Netherfield Road seeking offers in the region of £625,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting 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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Our Ref: 2180/A/M
Updated November 2016

Subject to Contract



Michael Steel & Co
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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.