



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the Instructions of Stead Commercial Estates Ltd**

**TO LET**

**GOOD QUALITY REFURBISHED  
WORKSHOP/STORAGE UNIT**

**FRANKLYN COURT, GREAVES HOUSE TERRACE, OFF  
WAKEFIELD ROAD, LEPTON, HUDDERSFIELD, HD8 0DQ**

Last remaining unit - 263m<sup>2</sup> (2,827 sq ft)



(The above unit shows Units 1-4)

- Refurbished industrial workshop/storage units offering principally single storey facilities
- Strategically located adjacent the A642 Wakefield Road which links Huddersfield town centre with Junction 38 & 39 of the M1
- Offering good onsite parking and immediately available for occupation

**0113 2348999**

## Location

Franklyn Court is situated in a highly prominent position on the junction of Greaves House Terrace with the main A642 Wakefield Road in Lepton. Lepton is approximately 3.5 miles south east of Huddersfield town centre, and the A642 Wakefield Road provides excellent links between Huddersfield town centre and Junctions 38 and 39 of the M1 (located to the east).

## Description

Franklyn Court comprises a modern single storey steel portal framed industrial building, incorporating internally built two storey offices, along with a single storey brick building, which have been refurbished and split to form a series of self contained workshop/storage units.

Unit 7 has been split to create a multi occupied office building.

Externally Franklyn Court benefits from a surfaced yard area to the front of both buildings providing good on site loading, circulation space and vehicle parking.

## Accommodation

	<b>M<sup>2</sup></b>	<b>(sq ft)</b>
Unit 1 – Works/offices	263	(2,827)
		<b>Occupation</b>
		<b>immediately available</b>
Unit 2 & 3 workshops	139-325	(1,500 to 3,500) LET
Unit 4	139	(1,500) LET
Unit 5 – former garage/workshop unit	159	(1,715) LET
<i>Unit 6</i> – former van wash	62	(662) LET
Unit 7 – two storey offices	Up to 194	(up to 2,093) LET
Unit 8 – modern warehouse	311	(3,349) LET
<b>Gross Available Floor Area (Unit 1)</b>	<b>263</b>	<b>(2,827)</b>

## Services

We are advised Franklyn Court benefits from all mains services including three phase electricity, gas, water & sewer drainage in addition to individual lighting appliance. 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

Individual units at Franklyn Court are assessed as follows:-

Unit 1 Workshop & Premises RV to be reassessed (previously assessed with Units 1-4).

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

The premises benefit from an Energy Performance Certificate (EPC) and this is available upon request.

## Lease Terms

Individual units are made available by way of new tenant full repairing and insuring leases for a period of 3 years, or multiples thereof incorporating three yearly rent reviews, with rents to be agreed plus the site service charge.

## Rent

Unit 1 £14,750 per annum exclusive

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

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs incurred in the completing of any lettings.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**

**Tel: 0113 234 8999**  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1195/A/M**  
**Updated January 2017**

**Subject to Contract**



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**www.michaelsteel.co.uk**

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.