



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

HIGHLY PROMINENT INDUSTRIAL PREMISES WITH OFFICES

**622 BRADFORD ROAD, BATLEY,
WEST YORKSHIRE, WF17 8HF**

1,258 m² (13,537 sq ft)



(Awaiting new photo)

- Good quality single storey industrial/factory premises with quality two storey internally built offices and showroom
- Strategically located in high profile position on main A652 Bradford Road
- Benefitting from self contained yard area

0113 2348999

Location

The premises are situated on the main A652 Bradford Road only a short distance from Batley town centre and approximately 2 miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

The A652 Bradford Road's junction with the main A62 Leeds Road is less than 2 miles to the north and provides direct access to both Junction's 25 and 27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with Junction 26 at Cleckheaton, are all within a seven mile radius and Junction 40 the M1 is within ten miles.

Description

The former Morley Bedding premises are stone and blockwork built being a principally single storey works/industrial property with part two storey offices to the front under a part pitched metal decking roof supported on light steel trusses with perspex roof lights and extension under a single pitched insulated metal decking roof supported on steel beams, all of which benefit from a concrete ground floor.

The premises, which benefit from steel roller shutter door access at either end, offer principally open plan industrial/manufacturing space along with two storey office and ancillary accommodation fronting Bradford Road.

Total Site Area 0.3 ha (0.75 acres)

Accommodation

Single storey works 394.93m² (4,251 sq ft)

Single storey extension (open to works) 633.97m² (6,824 sq ft)

Open plan industrial/workshop facilities with roller shutter loading doors at either end (accessing the side yard). The works benefit from compressed airlines, gas fired heating and fluorescent lighting

Two storey offices 228.73m² (2,462 sq ft)

Ground floor comprises large general office with suspended ceilings and recessed lighting, meeting room, showroom along with toilet. Timber staircase up to first floor providing private offices, meeting room, along with canteen area. Separate staircase from first floor to factory space and offices benefitting from gas fired central heating.

Total Internal Floor Area 1,257.62m² (13,537 sq ft)

Services

We are informed the premises benefit from all main services including three phase electricity, gas, water and sewer drainage, along with space heating to the works and central heating to the offices (both gas fired). 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 the premises are assessed at RV £35,500.

The National Uniform Business Rate for 2016/17 is 49.74p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective occupiers 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.

Lease Terms

The premises are principally offered by way of a new tenant's full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating three yearly rent reviews, at a rent to be agreed.

Rent

£45,000 per annum exclusive

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

Price

The landlords have intimated they will, albeit reluctantly, consider a disposal of the premises at a level in the order of £600,000.

VAT

The rent and guide price is quoted exclusive of VAT.

Legal Costs

In the event of a letting, the ingoing tenant 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

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk



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Updated February 2017

Subject to Contract



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0113 2348999
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.