



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of SKA Property

TO LET

SUBSTANTIAL ENGINEERING WORKSHOP/WAREHOUSE WITH REAR YARD

**EMPRESS WORKS, OFF ST THOMAS' ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD1 3LG**

5,266 m² (56,679 sq ft)



- Predominantly single storey former engineering works providing good quality industrial/warehouse space
- Benefitting from eaves height up to 7.83m (24 ft) along with rear yard area/onsite parking
- Conveniently located only a short distance from Huddersfield town centre and just off Ring Road

0113 2348999

Location

Empress Works is located close to the junction of Graham Street with St Thomas' Road, in a predominantly industrial and commercial area, only a short distance from Huddersfield town centre.

St Thomas' Road links the main A616 Chapel Hill/Lockwood Road with the A62 Manchester Road, and via Huddersfield Ring Road junctions 23 (west only) and 24 of the M62 are within a 3 mile radius to the north west respectively.

Description

Empress Works comprises a series of interconnecting industrial/engineering buildings with internally built offices (adjacent Graham Street with access off ground level). The main workshop building was previously used for engineering purposes with an eaves height of up to 7.83m (24 ft) being in 3 bays with two further workshops to the rear.

Externally Empress Works benefits from a rear yard area with access off Graham Street which provides both vehicle turning and car parking.

To the front of the property is SKA House – comprising an impressive two storey former office building – extending to 1,397m² (15,029 sq ft) or thereabouts and could be made available through separate negotiations.



Accommodation

Building 1 Ground floor offices/toilets	622.61m ² (6,702 sq ft)
Building 2 Ground floor labs First floor offices	267.10m ² (2,875 sq ft) 355.91m ² (3,831 sq ft)
Building 3 Ground floor main workshop Loading bay	2,733.60m ² (29,424 sq ft) 42.12m ² (453 sq ft)
Building 5 Ground floor workshop	757.53m ² (8,154 sq ft)
Building 6 Ground floor workshop	460.02m ² (4,952 sq ft)
Building 7 Toilet facilities	26.76m ² (288 sq ft)
Gross Internal Floor Area	5,266m² (56,679 sq ft)

Services

We are advised Empress Works benefits from mains water, sewer drainage, gas and electricity in addition to individual appliances including 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 advised by Kirklees MC the premises are assessed with a rateable value £81,500 with the National Uniform Business Rate for 2016/17 being 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 Tel: 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

Lease Terms

Empress Works is offered by way of a new tenants full repairing and insuring lease for a maximum period of 5 years to be agreed, incorporating 3 yearly rent reviews.

All leases are to be excluded from Landlord & Tenant Act 1954 Part II.

Rent

£160,000 per annum exclusive.

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

VAT

All rents are prices are quoted exclusive of VAT and VAT will be charged at the appropriate rate if applicable.

Legal Costs

The ingoing tenant is to be responsible for both parties 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

Hanson Chartered Surveyors
Jason Metcalfe
Phil Deakin

Tel: 01484 432043
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phil@hanson-cs.co.uk

Our Ref: 2321/A/M
February 2017

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.