



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

On the Instructions of
Packaging World Ltd

FOR SALE

FACTORY, WAREHOUSE & OFFICE

**HOLME IRON WORKS, HOLMES ROAD,
SOWERBY BRIDGE, HX6 3LF**

1,500.68m² (16,153 sq ft)

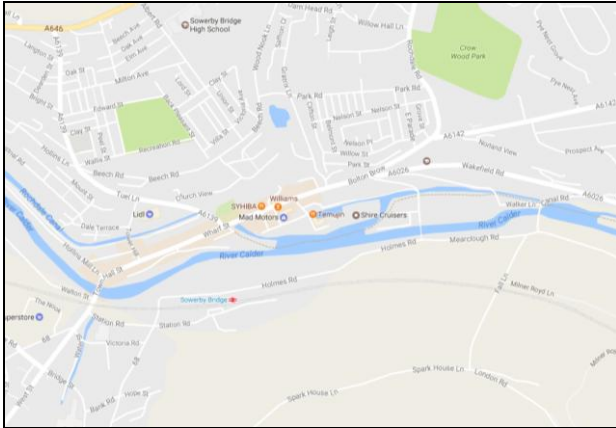


- Predominantly single storey accommodation
- Accessible location, close to railway station and fronting Sowerby Bridge Link Road
- Low cost facility of interest to occupiers and investors

0113 2348999

Location

The premises are located fronting the northern side of Holmes Road approximately 0.25 miles to the south east of Sowerby Bridge town centre within an area of established industrial land use close to the New Copley Valley Business Park. Holmes Road forms part of a recently completed Sowerby Bridge link road which via Hollas Lane and Wakefield Road (A6026) provides access to junction 24 of the M62 motorway within 5 miles to the south east.



Description

The premises comprise adjacent and interconnecting single storey steel framed and brick factory/warehouse buildings under a 3 bay pitched and under boarded slate covered roof with single storey brick and stone extensions under pitched and partly under boarded metal decking roofs on light steel trusses.

The accommodation is summarised as follows:-

| Description | M ² | (sq ft) |
|--------------------------------|-----------------|-----------------|
| SS factory/warehouse & offices | 1,202.44 | (12,943) |
| Warehouse mezzanine | 156.46 | (1,684) |
| First floor offices | 141.78 | (1,526) |
| Total | 1,500.68 | (16,153) |

Services

Mains electricity, water, gas and drainage are connected to the property. The premises have lighting and a central heating installation to the offices. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and installations.

Tenure

Freehold.

Rating

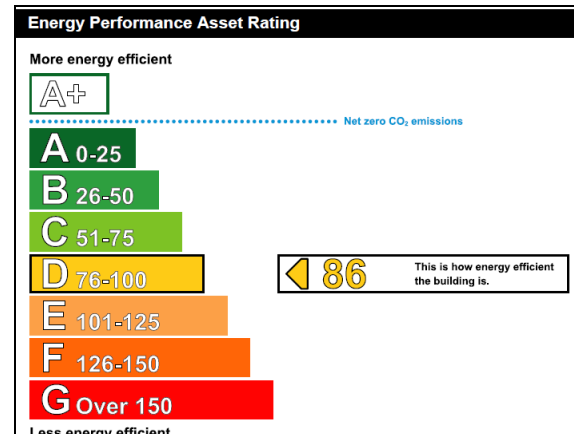
The premises are assessed for business rates as follows:-

Workshop & Premises

RV £6,500

The National Uniform Business Rate for 2017/18 for assessments below £51,000 is 46.6p in the £. Small businesses that occupy properties with a rateable value of £12,000 or less can benefit from 100% business rates relief.

Energy Performance Certificate



Price

Offers in excess of £185,000.

VAT

The price is quoted exclusive of VAT (if applicable).

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2390/A/S
May 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.