



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN FACTORY & OFFICES

**NEW WORKS, BURNLEY ROAD,
SOWERBY BRIDGE, HX6 2TF**

1,576.57 m² (16,970 sq ft)

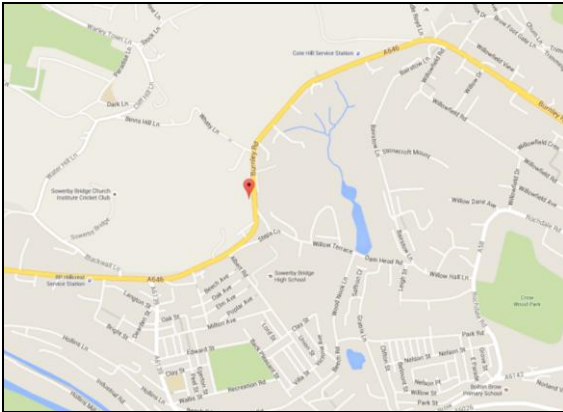


- Gantry cranes including 12.5 tonne and 10.0 tonne
- Lofty modern factory area (6.7m eaves)
- Yard and car parking
- Large power availability (subject to supplier agreement)

0113 2348999

Location

The premises are located fronting Burnley Road (A646), close to its junction with Tuel Lane (A6139) approximately 2 miles to the west of Halifax town centre, and within approximately 0.5 miles of Sowerby Bridge and King Cross.



Description

The premises comprise a single storey modern factory with extensions and two storey offices. Building characteristics include:-

- Pendant operated cranes including 10.0 tonne and 12.5 tonne
- Sodium lighting and gas radiant heaters to factory
- 6.70m eaves (to the underside of the portal frame haunch)
- Previous occupier power capacity rating 500 kilowatts
- Yard and parking



Accommodation

Description	M ²	(Sq ft)
Modern factory & adjacent workshop/stores	1,126.85	(12,129)
Modern (rear) two storey offices	221.28	(2,382)
Two storey (front) offices	228.44	(2,459)
Total Gross Internal Floor Area	1,576.57	(16,970)

Services

Mains gas, water, drainage and electricity are connected. We are advised a previous occupier's power rating was in the order of 500 kilowatts. Prospective purchasers must satisfy themselves with regard to the condition and capacity of services and building installations.

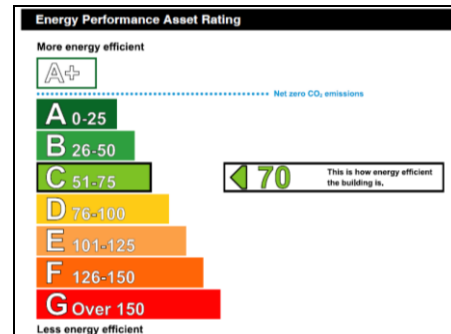
Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Workshop & Premises RV £43,250

The National Uniform Business Rate for 2017/18 is 47.9p in the £.

Energy Performance Certificate



Lease Terms

The premises are available by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rent

£65,000 per annum exclusive.

VAT

VAT is applicable to the rent.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the joint sole agents:-

Michael Steel & Co Tel: 0113 234 8999
Andrew Steel andrew@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Walker Singleton Tel: 01422 430024
Ryan Barker ryan.barker@walkersingleton.oco.uk

Our Ref: 2141/A/S **Subject to Contract**
Updated June 2017



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.