



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Dewlon Development Co Ltd

**TO LET**

## **GOOD QUALITY 'STARTER' UNIT ON POPULAR ESTATE**

**UNIT 5 STAINCLIFFE TRADE CENTRE  
HALIFAX ROAD, STAINCLIFFE, DEWSBURY, WF13 4AP**

57m<sup>2</sup> (617 sq ft)



- Good quality modern single storey 'starter' warehouse/workshop unit suitable for a variety of uses (STP)
- Strategically located adjacent main A638 Halifax Road between Dewsbury town centre & Heckmondwike (near Dewsbury Hospital)
- Adjacent occupiers include Plumb Center & City Electrical Factors

***\*Re-available for immediate occupation following short term let\****

**0113 2348999**

## Location

Staincliffe Trade Centre is strategically well located in a highly prominent main road position fronting the busy A638 Halifax Road, which links Dewsbury town centre with Heckmondwike, approximately 1.5 miles to the south-east and north-west respectively. The premises enjoy good access to the majority of main arterial routes serving the north Kirklees/Heavy Woollen district.

Staincliffe Trade Centre is also well located for access throughout the West Yorkshire conurbation being within a five mile radius of Junction 26 (Cleckheaton), 27 (Birstall) and 28 (Tingley) of the east/west M62.

## Description

Staincliffe Trade Centre comprises a series of modern steel framed and principally stone and brick built single storey industrial/warehouse buildings with Unit 5 being a single storey brick built unit. The premises have a pitched steel roof with perspex roof lights and a concrete floor.



Externally Staincliffe Trade Centre benefits from a loosely surfaced and tarmaced driveway leading off Halifax Road into a large communal yard area providing good on site loading and vehicle parking.

## Accommodation

Unit 5 57.3m<sup>2</sup> (617 sq ft)

Comprising a single storey workshop unit with internal partitioning to create a small office and toilet area. Unit 5 benefits from a roller shutter loading door (to the front) which is accessed off the main estate yard.

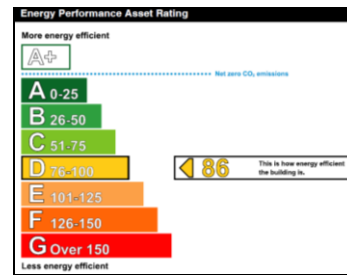
**Gross Internal Floor Area** 57.3m<sup>2</sup> (617 sq ft)

## Services

We are advised Staincliffe Trade Centre benefits from all mains services including three phase electricity, gas, sewer drainage and water. The units benefit from individual appliances and services although 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.

## Energy Performance Certificate

The Energy Performance Certificate for Units 2-3 is below.



An EPC for Unit 5 has been commissioned and will be available upon request.

## Rating

We are advised by Kirklees MC the Rateable Value for Unit 5 is £2,850.

The National Uniform Business Rate for 2017/18 is 47.9p 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 on 01484 221000.

## Lease Terms

Units at Staincliffe Trade Centre are offered by way of a tenants new full repairing and insuring lease for a period of years to be agreed, incorporating three yearly rent reviews, plus a contribution towards the site service charge.

## Rent

£110 per week exclusive.

The rent is to be paid monthly or quarterly in advance by direct debit/standing order.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

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 through the sole agents:

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**  
**Our Ref: 0217/A/M**  
**August 2017**

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