



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of SKA Property

TO LET

COST EFFECTIVE SINGLE STOREY WAREHOUSE/INDUSTRIAL UNIT

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

1,470m² (15,830 sq ft)



- Single storey industrial/storage unit benefitting from loading dock
- Conveniently located only a short distance from Huddersfield town centre and just off main A62 Manchester Road
- Immediately available for occupation on flexible terms

0113 2348999

Location

Part Empress Works is located on the junction of Graham Street with Nile Street, a short distance off 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

Part Empress Works comprises two connecting industrial/storage buildings being single storey brick built with stone facades beneath pitched roofs with metal profile sheet cladding incorporating perspex roof lights and light steel trusses.



Externally the property benefits from a small forecourt to the front providing direct access to the loading bay along with on street parking.

Accommodation

Bay 1 warehouse	612.32m ² (6,591 sq ft)
Bay 2 warehouse	712.51m ² (7,760 sq ft)
Mezzanine offices/stores	54.37m ² (585 sq ft)
Ground floor offices/canteen/toilets	91.44m ² (984 sq ft)

The premises provide open plan storage/workshop space with internal partitioning to form offices, canteen and toilets.

Gross Internal Floor Area 1,470.64m² (15,830 sq ft)

Services

We are advised Part Empress Works benefits from mains water, sewer drainage 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 that Empress Works are assessed with a Rateable Value of £28,750 with the National Uniform Business Rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses. The premises may require to be reassessed upon occupation.

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

Part Empress Works is offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews.

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

Rent

£47,500 per annum exclusive.

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

VAT

All rents 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 joint 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
jason@hansons-cs.co.uk
phil@hanson-cs.co.uk

Our Ref: 2321/A/M
Updated September 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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.