

TO LET



Michael Steel & Co
PROPERTY CONSULTANTS



**Banks Court
2 Bank Street
Brighouse HD6 1BD**

• 96.27 – 642.28 m² (1,036 – 6,913 sq ft)

Quality Contemporary Offices

- Comprehensive refurbishment
- High quality with air conditioning throughout
- Flexible arrangement of accommodation
- Parking and access to town amenities, motorway network and railway station



t: 0113 2348 999 | w: michaelsteel.co.uk



Location_

Brighouse is a popular West Yorkshire town adjacent to junction 25 of the M62 within the Metropolitan Borough of Calderdale in West Yorkshire. Brighouse Railway Station is within walking distance of the subject property and the current rail service includes the Huddersfield & Calderdale lines with services to Leeds, Manchester, Bradford, Halifax and with direct services to London Kings Cross.

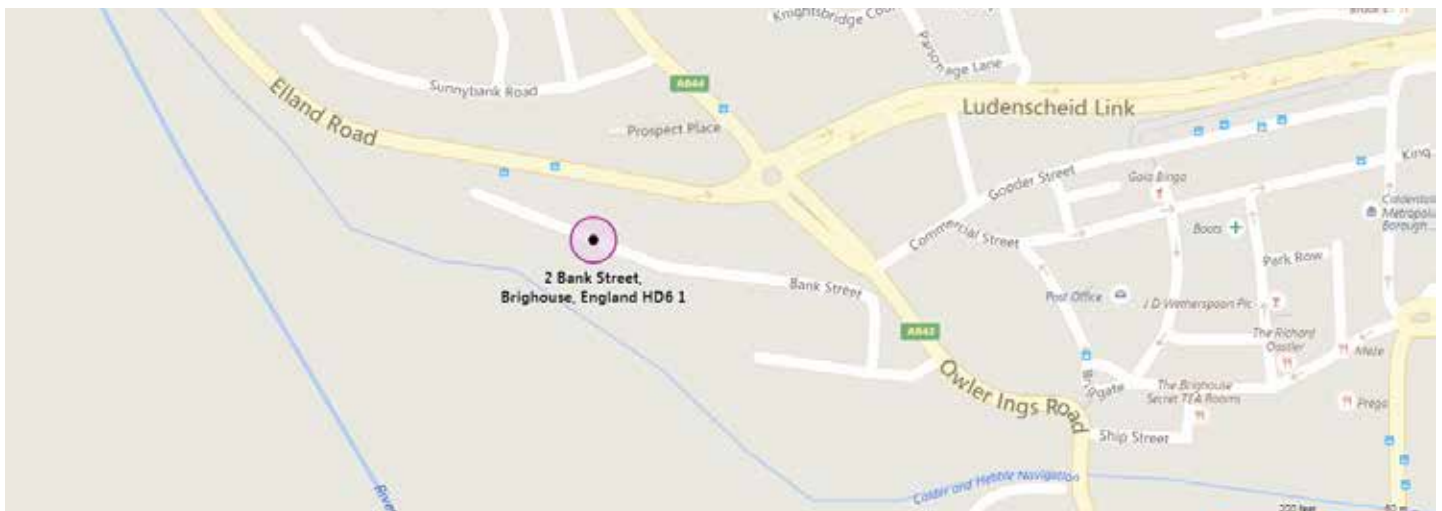
The property is located to the western edge of Brighouse town centre fronting Bank Street which via Owlter Ings Road leads to Elland Road (A6026) and Wakefield Road (A644) providing access to junction 25 of the M62 motorway, approximately 1 mile to the east.

Description_

The premises comprise a comprehensively refurbished (to effectively a new building) two storey detached office building with a specification including: -

Specification of the premises include:

- Full air conditioning throughout
- Feature glazed entrance and reception
- New LED lighting and skirting trunking
- Fire alarm, emergency lighting and intruder alarm
- High Quality common parts and WCs
- Floor coverings



Accommodation_

The property is offered as a whole with open plan accommodation arranged around a central service core. Alternatively, individual suites ranging from 96.27m² (1,036 sq ft) are available.

Parking_

The property has 19 car parking spaces within the landscaped site including cycle spaces, motorcycle space and amenities. Street car parking is available adjacent to the property together with Bank Street public Pay & Display car park (where the current charges are first hour free, up to 3 hours 80p and £2 per day).





Services_

Mains electricity, water and drainage are available.

EPC_

An Energy Performance Certificate (EPC) is available upon application

Rating_

The property is to re-assessed for business rates

Lease Terms_

The property is offered to let as a whole or as individual suites by way of new leases granted on an essentially tenants full repairing basis.

Rent_

Upon application.

VAT_

VAT is applicable upon the rent and service charge.

Service Charges_

Not applicable in respect of a letting as a whole. Individual office suites will be subject to a service charge.



Viewing & enquiries strictly by appointment only with the sole agents:



Michael Steel & Co
PROPERTY CONSULTANTS

Contact_

Micheal Steel & Co.

T: 0113 234 8999

Andrew Steel

Email: andrew@michaelsteel.co.uk

Richard Barker

Email: richard@michaelsteel.co.uk

Our Ref: 2468/A/S | December 2017 | Subject to Contract

