



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **OFFICE PREMISES WITH**

**1 NAB LANE, OFF GELDERD ROAD,  
BIRSTALL, WF17 9NG**

67.62 – 143.91m<sup>2</sup> (728 – 1,550 sq ft)



- 'Characterful' two storey office with ample parking
- Accessible location only a short distance from junction 27 M62 (off Gelderd Road)
- Useful basement storage & may split

**0113 2348999**

## Location

The premises are located at Nab Lane off Gelderd Road (accessible via Pheasant Drive) positioned to the rear of 'SAMCO Building Supplies', close to Birstall town centre, Junction 27 Retail & Leisure Park and the M62 motorway.



## Description

The premises comprise a two storey and cellar stone former large Victorian dwelling with useful cellar stores and ample adjacent parking.

The property has heating and lighting installations, a number of features and the 'offices' off hallways to ground and first floor with feature staircase.



## Accommodation

The accommodation is arranged as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
FF	Front private office	29.59	(319)
FF	Rear private office	29.97	(323)
FF	File/post room	8.57	(92)
FF	Kitchen	8.16	(88)
FF	Toilets	-	-
	<b>Total First Floor</b>	<b>76.29</b>	<b>(822)</b>
GF	Front private office	29.70	(320)
GF	Rear private office	29.81	(321)
GF	Store	8.11	(87)
GF	Toilets	-	-
	<b>Total Ground Floor</b>	<b>67.62</b>	<b>(728)</b>
	<b>Total Net Internal Floor Area</b>	<b>143.91</b>	<b>(1,550)</b>

Useful basement store of 10.18m<sup>2</sup> (110 sq ft)

## Services

We understand mains electricity, gas, water and drainage are connected to the property. Prospective tenants should satisfy themselves with regard to the condition and capacity of services and installations.

## Rating

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

Warehouse & Premises RV £6,900

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Lease Terms

The premises are offered as follows:-

As a whole – by way of a new tenants full repairing and insuring lease at a rent of £10,400 per annum exclusive.

In sections (as below) by way of a tenants internal repairing and insuring lease terms at the following rents:-

First floor £7,400 per annum exclusive

Ground floor £6,600 per annum exclusive

## Energy Performance Certificate

An EPC is available upon request. We can confirm the property has an EPC rating of D.

## VAT

All rents are quoted exclusive of VAT (if applicable).

## Legal Costs

The tenant(s) are to be responsible for the landlord's reasonable legal costs incurred in connection with transactions.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

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

**Chadwick & Beddard** Tel: 01924 465991  
**Mark Beddard** mark@chadwickandbeddard.co.uk

**Our Ref: 1988/A/S** **Subject to Contract**  
**Updated November 2017**



**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.