



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the instructions of Blackshaw Holdings**

**TO LET**

**(Re-available following abortive negotiations)**

# **LOFTY SINGLE STOREY WAREHOUSE/FACTORY UNIT**

**CLIFTON MILLS, BRADFORD ROAD, BAILIFF BRIDGE,  
BRIGHOUSE, WEST YORKSHIRE, HD6 4EJ**

3,294 m<sup>2</sup> (35,454 sq ft)



- Single storey lofty industrial/warehouse unit with eaves up to 9.95m
- Benefitting from internally built offices, loading bay, onsite parking and previously had significant incoming power of (up to 750kva)
- Conveniently located off the main A641 Bradford Road and only a short distance from junction 25 of M62

**0113 2348999**

## Location

Clifton Mills are situated on the junction of the main A641 Bradford Road with Birkby Lane in the centre of Bailiff Bridge, only a short distance from Brighouse town centre. The vacant space is accessed directly off Bradford Road being well located for access throughout the region via the A641 Bradford Road.

Junction 25 of the M62 motorway (Brighouse) is located approximately 3 miles to the south east and junction 26 (Cleckheaton) is a similar distance to the north east of the subject building.

## Description

Clifton Mills comprises a large multi occupied industrial and office complex, with the vacant space being a self contained single storey engineering workshop/warehouse being steel framed and asbestos clad under a north light asbestos roof with concrete floors. The accommodation comprises a large workshop with loading bay off along with internally built two storey office and ancillary facilities.



Externally the vacant space at Clifton Mills benefits from a yard area to the front providing onsite turning, loading and car parking provisions (the current occupiers do benefit from overflow yard/car parking provisions from an adjacent property owner).

## Accommodation

Main works 2,983.77m<sup>2</sup> (32,118 sq ft)  
Being a lofty workshop of 7.5m to underside of existing crane rail (cranes to be removed by outgoing tenant) and up to 9.95m to roof level (underside) with sodium lighting and large loading bay with 4 roller shutter loading doors (one being dock level).

Works office/canteen 188.81m<sup>2</sup> (2,032 sq ft)  
Ground floor ancillary space providing stores, works canteen, works offices and toilet facilities

Two storey offices 121.14m<sup>2</sup> (1,304 sq ft)  
The ground floor providing a large general office and meeting room, with the first floor providing two private offices, server room along with toilet facilities.

**Gross Internal Floor Area 3,294m<sup>2</sup> (35,454 sq ft)**

## Services

We are advised mains water, sewer drainage and electricity are connected to the property (which did previously include up to 750kva incoming power supply). In addition there are independent appliances including lighting (sodium lighting to the workspace). 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.

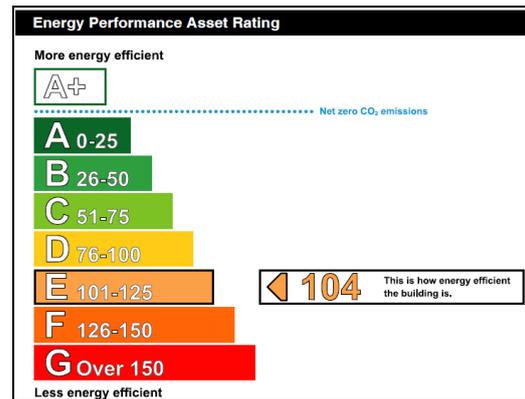
## Rating

We are informed by the Local Authority the premises are assessed for rating purposes as Warehouse & Premises with an RV of £65,500.

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, Calderdale MBC Tel: 01422 357257.

## Energy Performance Certificate



## Lease Terms

The vacant space at Clifton Mills is offered by way of a new lease for a period of years to be agreed, incorporating regular rent reviews, on an effectively full repairing and insuring basis.

## Rent

£106,500 per annum exclusive.

## VAT

All rental figures are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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Our Ref: 2204/A/M  
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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.