Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SURPLUS MODERN OFFICES WITH P

TRIDENT HOUSE, MILNER WAY, UNIT 8 LONGLANDS TRADING ESTATE, OSSETT, WF5 9JN

78.8 – 177.5m² (850 – 1,910 sq ft)

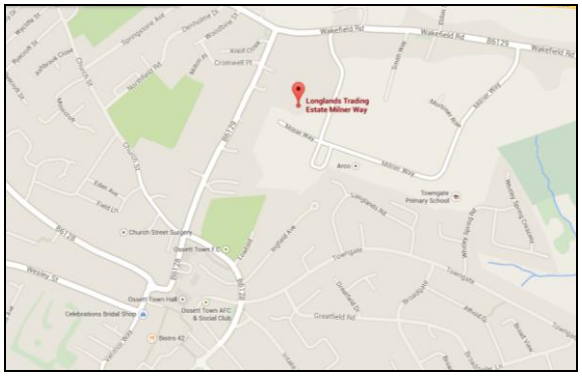
- Quality surplus office accommodation
- Comfort cooling and CCTV site coverage
- Within one mile of junction 40 of M1 motorway and accessible to Ossett town centre

0113 2348999

Michael Steel & Co 4 Carlton Court, Brown Lane West, Leeds, LS12 6LT, **Fax:** 0113 2348899, **Email:** info@michaelsteel.co.uk, **Web:** www.michaelsteel.co.uk

Location

The premises are located fronting Milner way within the popular Longlands Trading Estate off Wakefield Road (B6129) leading to the A638 and junction 40 of the M1 motorway (Wakefield). The property is within 0.5 miles of Ossett town centre and 1 mile from the M1 motorway junction.



Description

The premises comprise surplus office accommodation fronting the estate road within a two storey predominantly open plan office building. Facilities of the accommodation include:-

- Comfort cooling
- Perimeter data cables and trunking (and potentially accessed to existing IT facilities on site)
- Kitchen and WCs
- Central heating pipes and radiators
- Use of Boardroom and other site facilities (by appointment)

Accommodation

The two storey office section of the property is available as a whole or as ground and first floor suites separately, with the options as follows:-

Option 1

Floor	Description	M²	(sq ft)
2	Open plan office & 3 private offices	98.68	(1,063)
GF	Open plan office, Boardroom, reception & kitchen	78.79	(847)
	Total	**177.47**	**(1,910)**

Option 2

Floor	Description	M²	(sq ft)
FF	Open plan office & 3 private offices	98.68	(1,063)

Option 3

Floor	Description	M²	(sq ft)
GF	Open plan office	39.42	(424)

In terms of options 2 and 3 above, the property would have shared use of the entrance/reception, kitchen and Boardroom (by appointment).

Terms

The premises are available as a whole on flexible FR&I terms at a rent of £10,200 per annum (with the tenant responsible for repairs, building insurance and utilities).

In the event of the property being let in sections the following rents (inclusive of business rates, utilities and building insurance) are:-

Option 2 £16,000 per annum inclusive
Option 3 £7,500 per annum inclusive

VAT

VAT is not applicable upon the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

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

Our Ref: 1220/A/S
January 2018 **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.