



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

**CONVENIENTLY LOCATED
WORKSHOP/STORES WITH
OFFICES & FORMER SHOWROOM**

**11 HOLMFIELD LANE, OFF DENBY DALE ROAD,
WAKEFIELD, WF2 7AD**

1,573m² (16,948 sq ft)



- Single storey industrial/storage premises with highly prominent office to the front (includes living accommodation)
- Strategically located on the outskirts of Wakefield city centre and just off the A636 Denby Dale Road
- Only one mile from Junction 39 of the M1 with secure yard and dedicated car parking opposite

Occupation Available April 2018

0113 2348999

Location

The property is located in a highly prominent position on Holmfield Lane adjacent to Wakefield Business Centre close to the junction with Denby Dale Road (A636). The premises are conveniently located to the south of Wakefield city centre less than a mile from Westgate railway station.

Denby Dale Road is a main arterial route in and out of Wakefield city centre leading directly to junction 39 of the M1 motorway, which is approximately 1.5 miles to the south west.

The M1 motorway provides excellent links throughout West Yorkshire and Wakefield is well connected for the intersection of the M1 with the east/west M62 motorway.

Description

The premises comprise a series of interconnecting brick, blockwork and metal clad single storey industrial/warehouse buildings under a series of pitched metal decking/asbestos roofs incorporating perspex roof lights.



Fronting Holmfield Lane is a three storey brick built office building under a pitched tiled roof with timber upper floors providing office/reception/former showroom at ground floor with residential accommodation at first and second floor (which could once again be used for office space).

Externally the premises have a self contained surfaced yard and there is a dedicated car parking area on the opposite side of Holmfield Lane for up to 12 vehicles.

Accommodation

Main workshop	830m ² (8,935 sq ft)
Workshop extension	177m ² (1,905 sq ft)
Additional storage/workshop	115m ² (1,238 sq ft)
Three storey offices (including former showroom ground floor & apartment at first and second floor – including basement level)	336m ² (3,631 sq ft)
Warehouse/workshop	115m ² (1,239 sq ft)
Gross Internal Floor Area	1,573m² (16,948 sq ft)

Services

We are advised the premises benefit from three phase electricity, gas, water and sewer drainage along with individual heating and lighting appliances. 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 Wakefield City Council that the premises are assessed in sections:-

Unit 1	RV £13,250
Unit 2	RV £31,500
Unit 3	RV £4,350
Unit 4	RV £3,000
Office 5	RV £1,275
Ground Floor Offices	RV £10,250

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, Wakefield City Council – Tel. 01924 306090.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

Lease Terms

The whole of the premises are offered by way of a tenants full repairing and insuring lease for a period of years to be agreed incorporating three yearly rent reviews.

Rent

£55,000 per annum exclusive.

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

VAT

All rents are quoted exclusive of VAT and be charged at the appropriate rate if applicable.

Legal Costs

The incoming tenant to be responsible to be responsible for landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agent:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 0024/A/M
February 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.