



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/To Let

MODERN TWO STOREY OFFICES WITH WORKSHOP/STORE

**4 DEARNE VALLEY INDUSTRIAL ESTATE,
PARK MILL WAY, CLAYTON WEST,
HUDDERSFIELD, HD8 9XJ**

289 m² (3,116 sq ft)



- Modern two storey office building providing general & private office facilities
- Conveniently located in a commercial area on Park Mill Way just off main A629 Wakefield Road providing direct access to M1 (J39)
- Benefitting from ground floor workshop/stores and onsite car parking

****Immediately Available for Occupation****

0113 2348999

Location

The premises are on Park Mill Way off the main A638 Wakefield Road close to the centre of Clayton West. Nearby occupiers include Wesco Aircraft Ltd, Kirklees Light Railway and AUS.

The premises are strategically well located within ten minutes of Junctions 38 & 39 of the M1, which are situated to the east and north east respectively. Wakefield City Centre and Huddersfield Town Centre are within an approximate eight mile radius.

Description

4 Dearne Valley Industrial Estate comprises a reconstituted stone built two storey office/commercial building under a pitched tiled roof with timber first floor.

The majority of the premises provide good quality office accommodation although part of the ground floor is a large open plan workshop/store.

Externally the premises benefit from a surfaced/tarmaced car park providing access to the property from Park Mill Way in addition to up to 12 car parking spaces.

Accommodation

Ground floor offices	45m ² (482 sq ft)
Store/workshop (with loading door)	89m ² (956 sq ft)
First floor	156m ² (1,678 sq ft)

Comprising three private offices, kitchen/ancillary area along with large general office.

Gross Internal Floor Area 289m² (3,116 sq ft)

Services

We are advised the property benefits from all mains services including water, gas, electricity and sewer drainage in addition to individual appliances including lighting and gas fired central heating. 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 understand from the Valuation Office website the premises are assessed ground floor RV £5,800 and first floor £11,000 with the National Uniform Business Rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

Price

Seeking offers in excess of £300,000.

Lease Terms

Whilst the owners preference is to sell the property, they will consider the granting of a long term lease, incorporating 5 yearly rent reviews, with a commencing rent of £27,500 per annum exclusive.

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

VAT

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

Legal Costs

In the event of a letting, 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 joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteekl.co.uk

Vickers Carnley
Lee Carnley or Jason Schofield

Tel: 01924 291500

Our Ref: 2541/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.