



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

**WELL LOCATED MODERN  
OFFICE INVESTMENT**

**WAKEFIELD ROAD/PARK MILL WAY, CLAYTON WEST,  
HUDDERSFIELD, WEST YORKSHIRE, HD8 9XJ**

538m<sup>2</sup> (5,792 sq ft) gross



- Modern good quality two storey centrally heated office building being 75% occupied with current income £42,000 per annum
- Strategically located for Junctions 38 & 39 of the M1 with good on-site parking
- Also available to let final ground floor suite extending to 126m<sup>2</sup> (1,355 sq ft) and possible ERV (from whole) of £58,000 per annum

**0113 2348999**

## Location

The premises are situated in a highly prominent location on the junction of Park Mill Way with the main A638 Wakefield Road close to the centre of Clayton West. Nearby occupiers include Wesco Aircraft Ltd and the majority of the building is occupied by Cougar Automation.

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

The premises comprise modern two storey reconstituted stone built offices, constructed in the late 1990's, under an underdrawn pitched tiled roof with timber upper floors and a concrete ground floor.

Whilst the premises have previously been in single occupation, the building were sub-divided and the whole of the first floor has been occupied since 2006 by Cougar Automation (extending to 2,896 sq ft gross). Cougar Automation have now taken suite 1 at ground floor - 85m<sup>2</sup> (920 sq ft) by way of a co-terminous lease expiring 2001 - and the final ground floor suite extending to 126m<sup>2</sup> (1,355 sq ft) is presently vacant and available to let.



The ground floor does include communal toilet and ancillary facilities, along with entrance lobby (accessed from car park). To the rear (accessed off Park Mill Way) is a large surfaced car park providing significant onsite parking provision (shared by the tenants).

## Accommodation

### Ground Floor

Suite 1 85m<sup>2</sup> (920 sq ft)  
Let to Cougar Automation

Suite 2 125.80m<sup>2</sup> (1,355 sq ft)  
Comprising large open plan office provision and **available to let**.

First floor 269.55m<sup>2</sup> (2,896 sq ft) gross  
Let to Cougar Automation

**Gross Internal Floor Area 539.1m<sup>2</sup> (5,792 sq ft)**

**Vacant Floor Area (Suite 2) 125.80m<sup>2</sup> (1,355 sq ft)**

## Services

We are informed the premises benefit from all mains services including electric, water, sewer drainage and gas. In addition, there is a gas fired central heating installation serving the whole building. However, no tests have been carried out on any of the aforementioned services and we are therefore unable to comment as to their condition or capacity.

## Rating

We are advised individual suites are assessed as follows:-

Suite 1	£9,900
Suite 2	£13,750
Suite 3	£25,750

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

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

## Energy Performance Certificate

The building has an EPC rating of C (51) and a copy is available upon request.

## Tenancies

Cougar Automation occupy the whole of the first floor by way of a 15 year lease from 2006, incorporating 5 yearly rent reviews, with a current passing rent of £32,000 per annum exclusive.

They subsequently took a co-terminous agreement expiring 2021 on Suite 1 (ground floor) with a current passing rent of £10,000 per annum exclusive.

## Price

The whole of the property is offered subject to the Cougar Automation leases and Suite 2 being vacant seeking offers in the region of £650,000.

## Lease Terms

Suite 2 (ground floor) is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating regular rent reviews, with a commencing rent of £16,200 per annum exclusive (subject to the site service charge).

## VAT

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

## Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for both parties reasonable legal costs.

## 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: 0234/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.