



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY 'STARTER' UNIT ON POPULAR ESTATE

**UNIT 5 STAINCLIFFE TRADE CENTRE
HALIFAX ROAD, STAINCLIFFE, DEWSBURY, WF13 4AP**

57m² (617 sq ft)



- Good quality modern single storey 'starter' warehouse/workshop unit suitable for a variety of uses (STP)
- Strategically located adjacent main A638 Halifax Road between Dewsbury town centre & Heckmondwike (near Dewsbury Hospital)
- Adjacent occupiers include Plumb Center & City Electrical Factors

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

0113 2348999

Location

Staincliffe Trade Centre is strategically well located in a highly prominent main road position fronting the busy A638 Halifax Road, which links Dewsbury town centre with Heckmondwike, approximately 1.5 miles to the south-east and north-west respectively. The premises enjoy good access to the majority of main arterial routes serving the north Kirklees/Heavy Woollen district.

Staincliffe Trade Centre is also well located for access throughout the West Yorkshire conurbation being within a five mile radius of Junction 26 (Cleckheaton), 27 (Birstall) and 28 (Tingley) of the east/west M62.

Description

Staincliffe Trade Centre comprises a series of modern steel framed and principally stone and brick built single storey industrial/warehouse buildings with Unit 5 being a single storey brick built unit. The premises have a pitched steel roof with perspex roof lights and a concrete floor.



Externally Staincliffe Trade Centre benefits from a loosely surfaced and tarmaced driveway leading off Halifax Road into a large communal yard area providing good on site loading and vehicle parking.

Accommodation

Unit 5 57.3m² (617 sq ft)

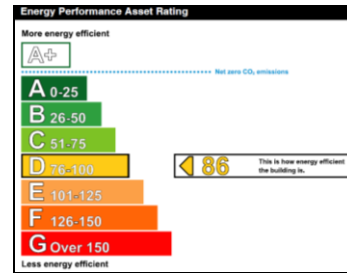
Comprising a single storey workshop unit with internal partitioning to create a office/showroom and toilet area. Unit 5 benefits from a roller shutter loading door (to the front) which is accessed off the main estate yard.

Gross Internal Floor Area 57.3m² (617 sq ft)

Services

We are advised Staincliffe Trade Centre benefits from all mains services including three phase electricity, gas, sewer drainage and water. The units benefit from individual appliances and services although 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.

Energy Performance Certificate



An EPC for Unit 5 has been commissioned and will be available upon request.

Rating

We are advised by Kirklees MC the Rateable Value for Unit 5 is £2,850.

The National Uniform Business Rate for 2018/19 is 49.3p 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, Kirklees MC on 01484 221000.

Lease Terms

The premises are occupied by way of a 3 year lease from October 2017 on an effectively full repairing and insuring basis with a headline rent of £5,720 per annum exclusive, plus contribution towards the site service charge.

The premises are offered by way of an assignment or sub lease, or alternatively – subject to lease terms and covenant – the landlord may consider a simultaneous surrender and re-grant of the existing lease and a new lease to a tenant.

The rent is to be paid monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for all reasonable legal costs incurred in the assignment/sub letting or new lease.

Viewing/Enquiries

Strictly through the sole agents:

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2656/A/M
Updated April 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.