



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **HIGH PROFILE FORMER GYM/COMMERCIAL PREMISES**

**PART UNIT F MIDDLETON BUSINESS PARK,  
CARTWRIGHT STREET, OFF A638 BRADFORD ROAD,  
CLECKHEATON, WEST YORKSHIRE, BD19 5LY**

462m<sup>2</sup> (4,972 sq ft)



- Two storey leisure/commercial premises which previously housed PJ's Gym
- Situated just off extremely busy A638 Bradford Road with good accessibility to J26 M62 and A62 Leeds Road
- Nearby occupiers include Magden, City Electrical Factors and adjacent to Spenborough Athletic Stadium

*Occupation Immediately Available*

**0113 2348999**

## Location

Middleton Business Park is situated in a highly prominent location at the junction of Cartwright Street with the main A638 Bradford Road, which is equidistant between the intersection of Bradford Road with the main A62 Leeds Road and Cleckheaton town centre. Cleckheaton town centre provides direct access to Junction 26 of the M62 motorway, which is less than 3 miles to the north west.

The premises do enjoy good links throughout West Yorkshire and other occupiers on Middleton Business Park include Magden Ltd, Burnhill Feeds and Sontex Machinery with City Electrical Factors Ltd located on the adjacent Rawfolds Industrial Estate.

## Description

Middleton Business Park comprises a good quality warehouse/industrial scheme, the majority of which is steel portal framed and brick built with insulated metal cladding under pitched metal decking roofs incorporating perspex roof lights and concrete ground floor.

Unit F is positioned adjacent the site entrance being visible to Bradford Road and part two storey part single storey with glazing to the front. Part of the ground floor is occupied by Diddy Middy's children's play gym and cafeteria.

Externally Unit F benefits from some car parking along with unrestricted parking on Cartwright Street.

## Accommodation

Part Unit F Ground Floor 187.77m<sup>2</sup> (2,021 sq ft)

Comprising entrance lobby along with access through the café area leading to a large open plan studio, rear stores and offices/ancillary provisions.

First floor 274.22m<sup>2</sup> (2,951 sq ft)

Comprising large gym area/studio along with ladies and gents changing facilities and toilets.

**Gross Internal Floor Area 461.91m<sup>2</sup> (4,972 sq ft)**

## Services

We are advised Unit F Middleton Business Park benefits from mains water, sewer drainage and electricity, along with individual facilities including lighting. However, no tests have been carried out on any of the aforementioned services or individual appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised by the Valuation Office website the premises are assessed as follows:-

Unit F1 Health & Fitness Centre & Premises RV £22,250

The National Uniform Business Rate for 2022/23 is 49.9p 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, Kirklees MC Tel: 01484 221000.

## Energy Performance Certificate (EPC)

The property has an EPC rating of C (67).

## Lease Terms

Part Unit F Middleton Business Park is offered by way of a new lease on an effectively full repairing and insuring basis for a period of years to be agreed, incorporating 3 yearly upward only rent reviews (plus the site service charge, if applicable).

## Rent

£25,000 per annum exclusive.

The rent is payable 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 the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only through the sole agents.

**Michael Steel & Co**  
**Alec Michael**  
**Ben Preston**

**Tel: 0113 234 8999**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)**  
**[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)**

**Our Ref: 3330/A/M**  
**November 2022**

**Subject to Contract**



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**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

**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.