



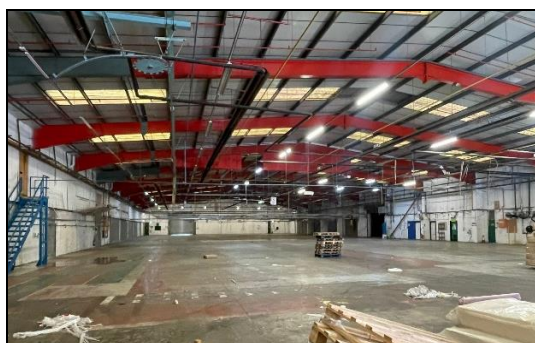
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MAINLY SINGLE STOREY WAREHOUSE/FACTORY

**PART SOOTHILL BUSINESS PARK, SOOTHILL LANE,
BATLEY, WEST YORKSHIRE, WF17 6LJ**

8,938m² (96,208 sq ft)



- Predominantly single storey factory/warehouse including a substantial mezzanine in part (31,075 sq ft)
- Strategically located in Batley with good access to J27 & J28 M62 plus J40 M1 motorway
- Includes office accommodation plus onsite loading and parking

IMMEDIATELY AVAILABLE FOR OCCUPATION

0113 2348999

Location

The property is accessed off Soothill Lane and only a short distance from the junction of the main Bradford Road with Grange Road (which includes occupiers such as HSL, SMK Textiles, Oxfam, Dura Beds and A & J Foam).

As well as being well located for access throughout the North Kirklees/Heavy Woollen District, the premises are strategically located for access to the motorway network including Junctions 27 (Birstall) and Junction 28 (Tingley) of the M62 along with Junction 40 (Wakefield/Ossett) of the M1.

Description

Soothill Business Park – which was previously occupied for an extended period by Layezee Beds – is a substantial industrial/warehouse complex which has been subdivided to create a number of self contained units. The vacant space is predominantly steel portal framed single storey with part benefiting from a substantial mezzanine.



Externally Soothill Business Park benefits from a surfaced driveway providing access along with a service yard providing circulation space and onsite loading/parking.

Accommodation

Unit 1 489m² (5,264 sq ft)
Ground floor office space subdivided into a series of private and general offices along with ancillary facilities.

Unit 6 3,383m² (37,491 sq ft)
Comprising a large open plan industrial/storage unit (interconnecting to Unit 7).

Unit 7 Ground Floor 2,079m² (22,378 sq ft)
Providing further factory and warehouse space.

Unit 7 Mezzanine 2,887m² (31,075 sq ft)
Providing additional storage or manufacturing space with a large conveyor belt providing access from the ground floor.

Gross Internal Floor Area (including mezzanine) 8,938m² (96,208 sq ft)

Services

We are advised Soothill Business Park benefits from mains water, sewer drainage and three phase electricity, along with individual heating and lighting. 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.

Non Domestic Rating

We are informed by the Valuation Office website the premises have been split into individual units and RV's are as follows:-

Unit 6, 6a & Pt 1 Factory & Premises	RV £122,000
Unit 7 Warehouse & Premises	RV £35,500

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 2221000.

Energy Performance Certificate

We are advised the EPC rating is D (82).

Lease Terms

The vacant space is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

Rent

On application.

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

VAT

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

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 with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 3263/A/M
Updated April 2023

Subject to Contract



Michael Steel & Co
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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.