



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**SURPLUS WAREHOUSE INDUSTRIAL
UNIT ALONG WITH SELF
CONTAINED SURFACED YARD**

**SPEN VALE STREET/SMITHIES LANE, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0PS**

Surplus Unit – 1,069m² (11,503 sq ft)
Surplus Yard – 0.2 ha (0.5 acres)



- Surplus industrial/warehouse unit with large roller shutter loading door to front
- Conveniently located on outskirts of Heckmondwike benefitting from good access throughout North Kirklees/Heavy Woollen District
- Also available part of the rear surfaced yard extending to 0.5 acres or thereabouts

Both Immediately Available for Occupation

0113 2348999

Location

The surplus space is situated with a direct frontage to Spen Vale Street, in a predominantly industrial area with nearby occupiers including Al-Murad, Mileta Sports/Tog 24 and Denley Engineering. The whole of the premises have been let to Rafferty Roof Trusses and the rear yard area is accessed off Smithies Lane adjacent to the modern Videcon premises.

Smithies Lane leads to the renowned Yorkshire Visitor Centre and farm, Ponderosa, and is also adjacent Ponderosa Business Park.

Both Spen Vale Street and Smithies Lane are accessed off Station Lane which is only a short distance from the centre of Heckmondwike. As well as being situated in the centre of North Kirklees/Heavy Woollen District, the premises enjoy good links to the A62 Leeds Road and Junctions 25, 26 and 27 of the M62.

Description

The larger premises comprise interconnecting warehouse/industrial buildings with, to the front, the surplus modern steel portal frame clad in metal decking unit. This section, accessed off Spen Vale Street, previously was interconnecting to the remainder of the premises (which has been split with the removal of the concrete ramps).



To the rear, accessed off Smithies Lane, is part of the surfaced yard which can be let on a self contained basis extending to 0.2 ha (0.5 acres) or thereabouts.

Accommodation

Surplus/industrial warehouse unit **1,068.66m² (11,503 sq ft)**
Comprising an essentially open plan warehouse/industrial unit benefitting from oversized roller shutter loading door to the front.

Surplus yard **0.2 ha (0.5 acres)**
Comprising surplus concrete yard accessed off Smithies Lane (with potential for fence to be erected to separate from the remainder of the premises/yard).

Services

We are advised the surplus warehouse/industrial space benefits from mains water and electricity, in addition to any individual appliances including 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.

EPC

The whole of the subject premises have an EPC rating of C (54).

Rating

We are verbally advised by the Valuation Office website the premises are assessed as Concrete Tile Works & Premises with Rateable Value £125,000.

Individual sections will need to be re-assessed upon occupation.

The National Uniform Business Rate for 2023/24 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.

Lease Terms

The surplus space/yard is offered by way of a sublease for a period of years to be agreed on an effectively full repairing and insuring basis.

Rent

Surplus unit £55,000 per annum exclusive

Surplus yard £26,000 per annum exclusive

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

VAT

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

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The subtenant for either section to be responsible for all legal costs incurred in the completing of any subletting.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Alec Michael
Ben Preston

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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.