



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**STRATEGICALLY LOCATED MODERN
WAREHOUSE/MANUFACTURING UNIT**

**HOLME STREET, OFF A62 LEEDS ROAD, LIVERSEDGE,
WEST YORKSHIRE, WF15 6JF**

1,194m² (12,855 sq ft)



- Modern predominantly single storey industrial/warehouse unit incorporating loading bay and internal mezzanine
- Strategically positioned just off the exceptionally busy A62 Leeds Road providing good motorway links
- Benefitting from two storey office/showroom & ***immediately available for occupation***

0113 2348999

Location

The premises front Holme Street in Liversedge, only a short distance from its junction with the main A62 Leeds Road and the A638 Bradford Road (which leads into Cleckheaton).

The main A62 Leeds Road links Leeds city centre (via Birstall/Junction 27 Retail Park) with junction 25 of the M62 and Huddersfield (via Mirfield). Therefore the premises are extremely well located for access throughout the North Kirklees area and the motorway network (with junctions 25, 26 and 27 of the M621 all accessible).

Description

The property comprises a modern single storey warehouse/manufacturing unit being brick built and clad in metal decking, under a pitched clad roof incorporating Perspex roof lights.

The workshop space provides a part full height industrial/warehouse space with part benefitting from a mezzanine. The premises benefit from a concrete floor throughout at ground level and incorporates two full height electrically operated roller shutter loading doors to the front.

Internally the premises benefit from a two storey office/showroom area incorporating both private and open plan offices, WC facilities and meeting room.

Accommodation

Ground Floor Workshop 661.39m² (7,119 sq ft)

Principally open plan warehouse/workshop space part beneath mezzanine floor.

Offices 125.14m² (1,347 sq ft)

Office space split over 2 floors. Ground floor comprises an open plan office / showroom area. First floor is sub-divided into individual offices / meeting rooms.

Mezzanine 470.24m² (5,062 sq ft)

Comprising open plan storage/workshop area with stairs leading to the showroom/office.

Gross Internal Floor Area 1,194m² (12,855 sq ft)

Services

We are advised the premises benefit from water, sewage drainage and electricity along with 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.

Rating

The premises are presently assessed as :

Factory & Premises £45,750

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.

Energy Performance Certificate

An EPC for the premises has been commissioned and will be available upon request.

Lease Terms

The premises are immediately available for occupation by way of a tenants full repairing and insuring lease, plus service charge (if appropriate) for a period of years to be agreed incorporating regular rent reviews.

Rent

£65,000 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

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 ingoing tenant is 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

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ben@michaelsteel.co.uk

Our Ref: 3401/A/M
May 2023

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.