



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

**UNITS 2/3 SPENVALE WORKS (plus Unit 1),
BALME ROAD, CLECKHEATON, WEST YORKSHIRE,
BD19 4EW**

Units 2/3 1,220m² (13,133 sq ft)



- Good quality single storey industrial/warehouse unit benefitting from internally built offices/mezzanine
- Strategically well located less than 1 mile from Junction 26 of M62 (Cleckheaton)
- Benefitting from shared yard and could be acquired along with Unit 1 opposite (365m² (3,925 sq ft))

Best & Final Offers 5pm Friday 07 July 2023

0113 2348999

Location

Spenvale Works is positioned adjacent Balme Road near Spen Beck Business Park (with occupiers Status International & LK Performance). Balme Road connects to the main A638 Bradford Road which leads to Junction 26 of M62 less than 1 mile to the north west.

Junction 26 of the M62 provides access to the A58 Leeds Whitehall Road and M606 motorway (leading into Bradford). Cleckheaton town centre is less than 1 mile to the south.

Description

Units 2 & 3 Spenvale Works comprise a steel portal framed single storey industrial/warehouse unit being reconstituted stone and blockwork built under a pitched metal roof incorporating Perspex roof lights and a concrete floor. Internally the premises provide workshop/warehouse space including internal partitions to create offices and ancillary space plus mezzanines.

Unit 1 comprises a modern office and storage facility with a significant mezzanine installed and gross internal floor area of 362m² (3,901 sq ft).

Externally the premises benefit from a surfaced yard accessed directly off Balme Road which provides loading/turning and vehicle parking (shared yard with Unit 1 Nann Hall Works directly opposite).

Accommodation

Units 2/3 Spenvale Works

Main works (ground floor)	843.43m ² (9,079 sq ft)
Mezzanine	183.37m ² (1,974 sq ft)
Mezzanine	43.29m ² (466 sq ft)
Mezzanine	149.92m ² (1,614 sq ft)

The premises benefit from two roller shutter loading doors, heating (including gas fired boiler serving the offices and canteen) plus suspended space heater and lighting.

Gross Internal Floor Area 1,220m² (13,133 sq ft)

Unit 1 Nann Hall Works 365m² (3,925 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage, gas and three phase electricity, as well as individual services including 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 are assessed as:-

Unit 1 Warehouse & Premises	RV £11,750
Unit 2/3 Workshop & Premises	RV £37,500

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 2221000.

Energy Performance Certificate

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

Lease Terms

Units 2/3 Spenvale Works are offered by way of a new tenants full repairing and insuring lease for a period for years to be agreed, incorporating 3 yearly rent reviews with a commencing rent of £58,500 per annum exclusive. The rent is payable quarterly in advance by direct debit/standing order.

Price

The landlords have advised they will consider a disposal of both buildings seeking offers in the region of £1.15m (presently Units 2/3 are vacant with Unit 1 let by way of a 3 year lease from September 2021 with a current passing rent of £14,500 per annum exclusive).

Best & Final Offers to be submitted for either Units 1 & 2/3 or Units 2/3 Spenvale Works in isolation by no later than 5pm Friday 07 July 2023.

VAT

All rents and prices are quoted exclusive of VAT.

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 tenant prior to instructing solicitors.

Legal Costs

In the event of a letting, 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

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ben@michaelsteel.co.uk

Our Ref: 3324/A/M
Updated July 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.