



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On the instructions of Wharfedale Properties Ltd**

**TO LET/may sell**

## **GOOD QUALITY SINGLE STOREY INDUSTRIAL/WAREHOUSE SPACE**

**UNITS 1, 2 & 3 UNION WORKS, UNION STREET, HECKMONDWIKE,  
WEST YORKSHIRE, WF16 0HL**

5,183m<sup>2</sup> (55,795 sq ft)



- Single storey lofty factory/storage accommodation
- Conveniently located for A62 Leeds Road and Junctions 25 to 27 of M62 (adjacent Morrisons superstore)
- Benefitting from onsite loading and dedicated car park adjacent

***\*AVAILABLE LATE 2023\****

**0113 2348999**

## Location

Union Works is situated on Union Street, which leads into Union Road and links the A62 Leeds Road with Heckmondwike town centre. The property is in a mixed area with principally industrial occupiers adjacent including Yorkshire Rubber Linings, Foregale and Furniture Choice, and near the large Morrisons superstore.

The A62 Leeds Road provides excellent communication links throughout the West Yorkshire area with junctions 25 (Brighouse), junction 26 (Cleckheaton) and junctions 27 (Birstall) of the M62 all within a five mile radius.

## Description

Union Works comprises a part recently refurbished industrial space (Units 4/5) with Units 1, 2 & 3 being single storey brick built under a multi bay roof along with a three storey office and ancillary accommodation to the front.



Externally Units 1,2 & 3 Union Works benefit from a loading area providing accessibility to the loading doors (off Union Street). In addition, the premises benefit from a large surfaced car parking area immediately opposite (accessed off Union Street).

## Accommodation

Units 1, 2 & 3 5,183m<sup>2</sup> (55,795 sq ft)

Comprising principally open plan industrial/warehouse space with loading facilities in both the side elevation and end gable. The premises also benefit from three storey office and ancillary accommodation.

**Gross Internal Floor Area** 5,183m<sup>2</sup> (55,795 sq ft)

## Services

We are advised Union Works benefits from mains water, sewer drainage and three phase electricity supply in addition to 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

We are advised by the Valuation Website the premises are assessed as follows:-

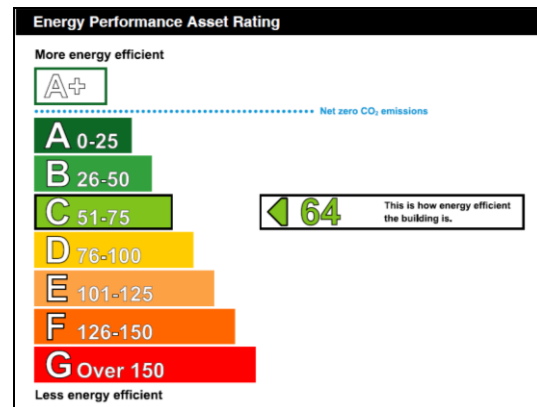
Workshop & Premises RV £110,000

The National Uniform Business Rate for 2023/24 is 51.2p 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 Energy Performance Certificate (EPC) has been prepared and is as follows:-



## Lease Terms

Units 1, 2 & 3 Union Works are offered to let - to coincide with vacant possession being provided by the current occupier in late 2023 – by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating three yearly rent reviews, plus the site service charge.

## Rent

On application.

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

## Price

The landlords have indicated they may consider a sale of the subject premises in isolation or alternatively a sale of the entire Union Works (extending to 138,546 sq ft part of which is subject to leases – additional information available upon request).

## VAT

All rents and prices are quoted exclusive of VAT.

## Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 1861/A/M**  
**June 2023**

**Subject to Contract**



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**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.