



**Michael Steel & Co**  
PROPERTY CONSULTANTS



# **FOR SALE**

## **FACTORY/WAREHOUSE & OFFICES**

**CAMTEX HOUSE, QUARRY ROAD,  
GOMERSAL, BD19 4HX**

2,780.21m<sup>2</sup> (29,926 sq ft)  
Site Area 1.75 acres approx.



- The rare freehold available with vacant possession – Q4 2023
- Single storey warehouse, factory and yard with two storey office & showroom section (with ground level access to the first floor from Oxford Road)
- Accessible location – to the neighbouring conurbations and motorway network

# **0113 2348999**

## Location

The premises are located at Oxford Road and Quarry Road in Gomersal 0.5 miles from Oxford Road's intersection with Leeds/Huddersfield Road (A62 – 6 Lanes End) within approximately 1.5 miles of Cleckheaton town centre and 3 miles to the north east and west of Junctions 26 and 27 of the M62 respectively.



## Description

The premises comprise single storey steel framed factory/warehouse buildings under pitched corrugated cement fibre roofs and interlinking two storey brick building with ground floor production and offices and first floor showroom and offices, with ground level pedestrian access from Oxford Road.

The property occupies a regular shaped site including yard, parking and circulation with security gate and fencing.

## Accommodation

The accommodation is summarised as follows:-

Building No	Floor	Description	M <sup>2</sup>	(sq ft)
1	FF GF	Offices & showroom Factory & offices	474.64 474.64	(5,109) (5,109)
2	SS	Factory/warehouse	455.97	(4,908)
3	SS	Main factory/warehouse	1,374.96	(14,800)
		<b>TGIFA</b>	<b>2,780.21</b>	<b>(29,926)</b>

## Services

Mains three phase electricity, gas, water and drainage are connected to the property. The services and installations have not been tested and prospective tenants must satisfy themselves with regard to condition and capacity.

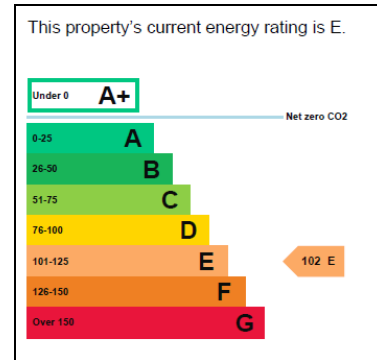
## Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £93,000

The National Uniform Business Rate for 2022/23 is 51.2p in the £, for assessments above £50,000.

## Energy Performance Certificate



## Tenure

Freehold.

## Price

Offers in the region of £1,350,000.

## VAT

The price is quoted exclusive of VAT, 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

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**  
**Our Ref: 0871/A/S**  
**August 2023**

**Tel: 0113 234 8999**  
**[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)**  
**[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)**

**Subject to Contract**



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**[www.michaelsteel.co.uk](http://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.