



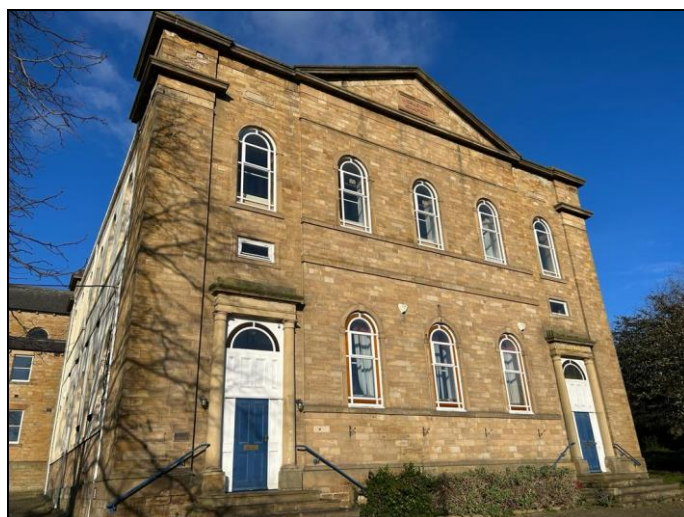
**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET/FOR SALE**

## **HIGHLY PROMINENT OFFICE/ CONVERSION OPPORTUNITY**

**WESLEY HOUSE, HUDDERSFIELD ROAD,  
BIRSTALL, WEST YORKSHIRE, WF17 9EJ**

959m<sup>2</sup> (10,313 sq. ft)



- Grade II Listed office building with period features
- Strategically located overlooking the A62 Huddersfield Road & easily accessible to J27 M62 (within 1.5 miles)
- Benefitting from 20 onsite car parking spaces with potential for conversion to residential/redevelopment (STP)

**0113 2348999**

## Location

Wesley House occupies a highly prominent elevated position immediately overlooking the main A62 Huddersfield to Leeds Road on the outskirts of Birstall centre. The property benefits from excellent links throughout the North Kirklees/Heavy Woollen area and is only a short distance from both Birstall Retail Park (which includes Marks & Spencers) and Showcase Cinema Leisure Complex.

Wesley House is only 1.5 miles to the south of Junction 27 of the M62 providing excellent communication links across the North of England.

## Description

Wesley House is a Grade II Listed predominantly stone built former chapel converted to provide good quality office accommodation.



Wesley House occupies a regular shaped site including surfaced parking – providing circa 20 parking spaces - and landscaped areas.

Total Site Area 0.12 ha (0.29 acres) or thereabouts

## Accommodation

Lower ground floor	249.16m <sup>2</sup> (2,682 sq. ft)
Upper ground floor/mezzanine	242.65m <sup>2</sup> (2,612 sq. ft)
Lower ground floor	265.88m <sup>2</sup> (2,862 sq. ft)
Second floor/mezzanine	200.39m <sup>2</sup> (2,157 sq. ft)

<b>Net Internal Floor Area</b>	<b>958.08m<sup>2</sup> (10,313 sq. ft)</b>
<b>Gross Internal Floor Area</b>	<b>1,064m<sup>2</sup> (11,450 sq. ft)</b>

The accommodation provides both general office and private office accommodation including:-

- Suspended ceilings
- Gas fired central heating
- Central spiral staircase to galleried accommodation
- Feature reception & galleried areas
- Perimeter trunking



## Services

We are advised Wesley House benefits from mains water, sewer drainage, gas and electricity, in addition to lighting and gas fired heating. However we have not 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 Office website the premises are assessed in various sections (available on request).

## Planning

The premises benefit from an existing office use although have potential for conversion to residential (STP).

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

## Energy Performance Certificate

The property has an EPC energy rating of C (73).

## 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.

## Terms

The premises are available by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating upward only rent reviews upon every third anniversary with the rent on application.

## Price

On application.

## 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 preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the joint 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: 2742/A/M  
January 2024

Subject to Contract



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**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.