



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Stead Commercial Estates Ltd

TO LET

**STRATEGICALLY LOCATED
MODERN SINGLE STOREY
INDUSTRIAL UNIT**

**UNIT 2A VICTORIA COURT
COLLIERS WAY, CLAYTON WEST, HUDDERSFIELD,
WEST YORKSHIRE, HD8 9TR**

921m² (9,915 sq. ft) plus mezzanine



- End unit within a two terrace industrial development on well established secure site
- Strategically well located for access to Junctions 38 & 39 of M1 motorway
- Central yard area providing good onsite circulation and parking

****Available December 2024****

0113 2348999

Location

Victoria Court is situated on Colliers Way, only a short distance from its junction with the main A636 Wakefield Road. Victoria Court is strategically well located within ten minutes of Junction 38 and 39 of the M1, which are situated to the east and north-east respectively, with both Wakefield city centre and Huddersfield town centre within an 8 mile radius.

Description

Victoria Court is a modern industrial development comprising two adjacent steel portal framed terraces, being reconstituted stone/blockwork built clad in metal decking under pitched insulated metal decking roofs, incorporating perspex roof lights with concrete floors.

The premises benefit from eaves height of approximately 6m (just over 5m to underside of the haunch) and large roller shutter loading door. Internal blockwork partitioning to create office and ancillary facilities.



Externally Victoria Court benefits from a large tarmac/concrete surfaced yard area providing onsite parking and loading provisions.

Accommodation

Unit 2a 919m² (9,881 sq. ft)
Providing open plan industrial space with some internal blockwork partitioning to provide office, stores/electrics room and toilet provisions.

Mezzanine 45m² (501 sq. ft)
Potential additional storage at mezzanine level.

Gross Internal Floor Area 918.01m² (9,881 sq. ft)

Services

We are advised Victoria Court benefits from all main services including three phase electricity, gas, sewer drainage and water, 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.

Energy Performance Certificate

Unit 2a has an energy rating of D (79).

Rating

We are verbally advised by the Valuation Office website the premises are assessed for rating purposes as follows:-

Unit 2a RV £59,500

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

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority, Kirklees MC on Tel 01484 221000.

Lease Terms

Unit 2a Victoria Court is offered by way of a new lease from December 2024 for a period of years to be agreed, incorporating 3 yearly rent reviews, on a full repairing and insuring basis (plus the site service charge which is levied at 4% of the rent).

Rent

£71,650 per annum exclusive

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

VAT

All rents are quoted 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 offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the completion of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 0046/A/M
March 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.