



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **HYBRID UNIT**

**UNIT 1 OXFORD COURT, OXFORD ROAD,  
GOMERSAL, BD19 4HQ**

752.36m<sup>2</sup> (8,098 sq. ft)

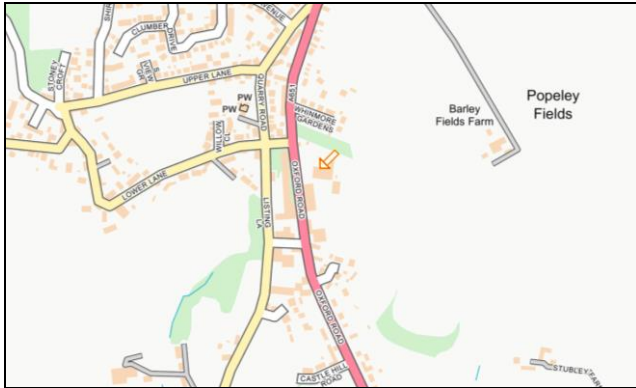


- Quality office accommodation with air conditioning
- Ground floor work space with loading and reception
- Secure site with dedicated parking, CCTV and electric gate
- Prominent and accessible location

**0113 2348999**

## Location

The premises are located fronting Oxford Road (A661) close to its junction with Leeds/Huddersfield Road (A62) within 1 mile of Cleckheaton town centre accessible to junctions 26 and 27 of the M62 motorway.



## Description

The premises comprise a high quality two storey 'hybrid' self contained business unit occupying a secure gated site with parking and loading.

Specification of the premises includes:-

- LED lighting & air conditioning
- Suspended ceilings & carpet floor coverings
- Quality kitchen & WC's
- Two electrically operated steel roller doors
- Ground source heat pump
- Electrically operated security shutters to ground floor windows
- CCTV (remotely monitored) & alarm

## Accommodation

Floor	Description	M <sup>2</sup>	(sq. ft)
FF	High quality office accommodation with suspended ceiling, LED lighting & air conditioning. WC's & kitchen. Partitioning to form breakout & private offices	376.18	(4,049)
GF	2 storage/production areas, reception, kitchen & WC's	376.18	(4,049))
	<b>TGIFA</b>	<b>752.36</b>	<b>(8,098)</b>

The property includes dedicated external macadam surfaced areas.

## Services

Mains sub metered services include water, electricity and drainage. No tests have been undertaken in respect of services and/or utilities and prospective tenants must satisfy themselves with regard to condition and/or capacity. The services are sub metered and costs recovered from the tenant.

## Rating

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

Store & Premises RV £24,750

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate

Unit 1 has an Energy Performance Asset Rating of B (49) expiring April 2034.

## Terms

The premises are available by way of a new lease granted on an essentially tenants full repairing and insuring basis for a term to be agreed with 3 yearly upward only rent reviews. The lease to incorporate a service charge/rent equating to only 20p psf, subject to annual increases in accordance with RPI.

## Rent

£57,500 per annum exclusive, payable monthly in advance.

## VAT

VAT is applicable upon the rent and service charge.

## 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.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Richard Barker**

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

**Our Ref: 0724/A/M**  
**October 2024**

**Subject to Contract**



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**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.