



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET – *Re-available*

HIGHLY PROMINENT MODERN WORKSHOP UNIT

239 BRADFORD ROAD, BATLEY, WF17 6JD

194 m² (2,092 sq ft)



- High quality modern industrial unit suitable for a variety of industrial, trade and commercial uses (subject to planning)
- Strategically located in a high profile position immediately adjacent the A652 Bradford Road opposite Hammerton Kia
- Benefiting from secure yard to the front offering parking along with solar panels on the roof

0113 2348999

Location

The premises are situated with a significant frontage to the main A652 Bradford Road only a short distance from Batley town centre and approximately two miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the north Kirklees/heavy woollen district.

The A652 Bradford Road connects with the main A62 Leeds Road less than two miles to the north and provides direct access to Junction 25 and 27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with Junction 26 at Cleckheaton, are within a 7 mile radius and Junction 40 of the M1 is within 10 miles.

Description

239 Bradford Road comprises a modern single storey steel framed workshop being part brick part artificial stone under a pitched clad roof supported on steel beams. Internally the property includes a small office and WC with shower facilities and an electrically operated roller shutter door. Situated to the front of the property is a secure surfaced yard area providing parking and loading facilities.

Accommodation

Workshop 194.33 m² (2,092 sq ft)

The premises provide open plan workshop facilities other than the aforementioned small office and toilet/shower facilities.

In addition on the rear roof elevation are solar panels previously installed by the landlord providing further benefits.

Gross Internal Floor Area 194.33 m² (2,092 sq ft)

Services

We are advised that mains water, sewer drainage and electricity are connected to the property in addition to individual appliances including lighting. However no tests have been carried out to 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 Kirklees Metropolitan Council that the premises will need to be assessed upon occupation.

The National Uniform Business Rate for 2013/14 is 47.1p in the £, ignoring transitional phasing and 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 – 01484 221000.

Energy Performance Certificate

An energy performance certificate (EPC) will be available upon request.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed.

Rent

£260 per week.

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

VAT

All rents are quoted exclusive of VAT (if applicable).

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1364/A/M
Re-available July 2013

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.