



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of J R Burrows Ltd

TO LET

SINGLE STOREY PART LOFTY INDUSTRIAL/WAREHOUSE UNITS

**CARLINGHOW MILLS, BRADFORD ROAD,
BATLEY, WEST YORKSHIRE, WF17 8LN**

497 - 694m² (5,355 -7,472 sq ft)



- Highly prominent lofty warehouse unit immediately adjacent Bradford Road
- Single storey engineering/industrial space
- Both immediately available for early occupation

****RENTS REDUCED****

0113 2348999

Location

Carlinghow Mills is situated in a highly prominent position with direct frontage to the A652 Bradford Road only a short distance from Batley town centre and less than 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 junction with the main A62 Leeds Road is 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 all within a seven mile radius and junction 40 of the M1 is within ten miles.

Description

Carlinghow Mills is a successful multi occupied mill complex providing a series of workshop, warehouse, showroom and office units with frontage to Bradford Road.

Externally the premises benefit from yard areas providing onsite circulation, vehicle loading and parking.

Accommodation

Unit V2 Carlinghow Mills 481.30m² (5,181 sq ft)

Comprising a single storey workshop unit with internal partitioning providing office space along with a mezzanine providing a further office. The unit also benefits from a large roller shutter loading door, floor mounted heater along with toilet and kitchenette facilities.

Mezzanine office 16.18m² (174 sq ft)

Gross Internal Floor Area 497.48m² (5,355 sq ft)

507 Bradford Road, Carlinghow Mills 467.11m² (5,028 sq ft)

Comprising an extremely lofty warehouse facility – eaves height approximately 9.5m – with a large roller shutter loading door.

Interconnecting to this unit is a two storey office, stores and ancillary section which can be made available subject to specific requirements.

First floor 113.55m² (1,222 sq ft)

Comprising canteen, stores and office provisions.

Ground floor 113.55m² (1,222 sq ft)

Comprising office space with external entrance.

Gross Internal Floor Area up to 694.17m² (7,472 sq ft)

Services

We are advised Carlinghow Mills benefits from all mains services including significant power, water, sewer drainage and gas. Individual units also benefit from appliances including lighting and some with heating, however no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

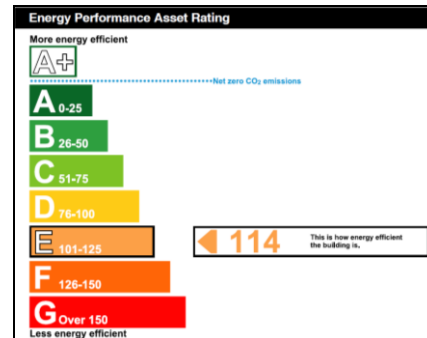
Unit V2 Carlinghow Mills £12,250
507 Bradford Road, Carlinghow Mills (workshop only) £16,500

The National Uniform Business Rate for 2014/15 is 48.6p 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 Tel: 01484 221000.

Energy Performance Certificate

The Energy Performance Certificate (EPC) for Unit V2 is below.



Lease Terms

The available space at Carlinghow Mills is offered by way of new tenants full repairing and insuring lease for a period of three years, or multiples thereof incorporating three yearly rent reviews, plus the site service charge.

Rent

Unit V2 Reduced to only £16,500 per annum exclusive
507 Bradford Road (whole) £27,250 per annum exclusive
(507 Bradford Road is capable of being split)

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant is 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 sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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

Our Ref: 1541/A/M
Updated March 2014

Subject to Contract



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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.