



**Michael Steel & Co**  
PROPERTY CONSULTANTS

## **TO LET – FLEXIBLE TERMS**

# **LAST REMAINING RECENTLY REFURBISHED TOWN CENTRE OFFICE SUITES**

**31/33 BRANCH ROAD,  
BATLEY, WEST YORKSHIRE, WF17 5SB**

26 – 52 m<sup>2</sup> (279 - 578 sq ft)



- Good quality recently refurbished office suites available from 279 sq ft
- Conveniently located within Batley town centre and just off the main A652 for Bradford Road

- Immediately available for occupation on flexible terms with on street parking to the front



# **0113 2348999**

## Location

The premises are situated in a prominent position on Branch Road on the edge of Batley town centre with Branch Road linking the main A652 Bradford Road with Batley town centre. The premises are close to Batley bus station and nearby occupiers include Pyramid Structures and National Children's Centres.

Batley forms part of the Borough of Kirklees and is situated approximately 6 miles to the south west of Leeds city centre; 9 miles south east of Bradford and 7 miles to the west of Wakefield.

Batley is well served by good road and rail communications with Junction 28 of the M62 and Junction 40 of the M1 being within a 3 mile radius. Batley train station is on the opposite side of the main Bradford Road – which links Dewsbury town centre with Bradford City Centre and includes Batley's Golden Mile/Frontier Variety Club – providing good links to Leeds and the north of England.

## Description

The premises comprise a stone built two storey office building incorporating timber casement windows surmounted by a pitched slate roof with a part dormer.

The premises were previously in sole occupation by a professional practice, though have now been refurbished to provide a series of smaller office suites (capable of being let in isolation or together).

Suites 2 and 4 are now let although Suites 1 and 3 can be let separately or as a single suite.

To the front, on Branch Road, there is on street car parking.

## Accommodation

Suite 1 (ground floor)	25.94m <sup>2</sup>	(279 sq ft)
Suite 2a/b (ground floor)		LET
Suite 3 (first floor)	25.94m <sup>2</sup>	(279 sq ft)
Suite 4a-c (first floor)		LET
Suite 5 (first floor)	6.11m <sup>2</sup>	(66 sq ft)

(Suite 5 could be let with Suite 3 or could be utilised as a communal meeting room facility).

**Total Internal Floor Area** 26 – 52 m<sup>2</sup> (279 – 578 sq ft)

## Services

We are advised the premises benefit from all mains services including gas, water, sewer drainage and electricity 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.

## Rating

We are advised the premises are presently assessed as a whole with a rateable value £10,000 though they will require to be reassessed upon occupation as individual suites.

The National Uniform Business Rate for 2013/14 is 47p in the £ ignoring transitional phasing relief and allowances for small businesses.

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

## Lease Terms

Individual suites are offered on flexible terms for a period of years to be agreed, incorporating three yearly rent reviews (if applicable) plus the site service charge.

## Rent

Suite 1	£70 per week exclusive
Suite 2a/b	LET
Suite 3	£70 per week exclusive
Suite 4a-c	LET
Suite 5	On application (potentially available to let with Suite 3)

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

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for landlord's reasonable legal costs although it is anticipated a short form tenancy agreement can be used to restrict costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**

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



**Our Ref: 1184/A/M**  
**Updated March 2013**

**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.