



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Finance Co

TO LET

CONVENIENTLY LOCATED SELF CONTAINED FIRST FLOOR OFFICE SUITE

**UNIT 5 VALLEY ROAD BUSINESS PARK, VALLEY ROAD,
LIVERSEDGE, WEST YORKSHIRE, WF15 6JY**

109 m² (1,175 sq ft)



- Cost effective self contained first floor office suite
- Conveniently located just off the main A638 Bradford Road and only a short distance from the A62 Leeds Road
- Benefitting from onsite car parking and immediately available for occupation

0113 2348999

Location

Valley Road Business Park is situated with a significant frontage to Valley Road which is a busy thoroughfare linking the A638 Bradford Road with Halifax Road.

As well as benefitting from good connections to main arterial routes serving the North Kirklees area, the property is less than 2 miles from the centre of both Heckmondwike and Cleckheaton. Via Cleckheaton town centre the property benefits from easy access to the M62 motorway (junction 26 at Chain Bar).

Description

Unit 5 Valley Road Business Park comprises a first floor self contained office suite within a two storey brick building beneath a pitched concrete tiled roof supported on light steel trusses.

The accommodation comprises a mix of open plan and partitioned offices with suspended ceilings, carpeted floors, gas fired central heating along with double glazed timber framed windows.

Externally parking is shared within the yard/car park to the front along with on street parking on Valley Road.



Accommodation

First floor offices 109.2m² (1,175 sq ft)

Unit 5 Valley Road Business Park is partitioned to form 4 individual offices along with kitchenette, ladies and gents toilet facilities. The suite also benefits from a partitioned storeroom.

Services

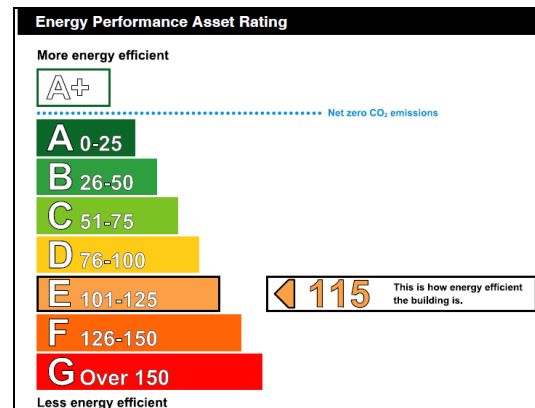
We are advised Valley Road Business Park benefits from mains water, sewer drainage and electricity along with individual heating and lighting appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised through our enquiries of the Valuation Office website the premises are assessed for rating purposes at £6,100.

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

Unit 5 Valley Road Business Park is offered by way of a new lease for a period of years to be agreed, incorporating three yearly rent reviews (if applicable).

Rent

£100 per week exclusive.

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

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised on smaller lettings and minimise legal costs.

VAT

The rental figure is quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Hansons
Phil Deakin or Jason Metcalfe

Tel: 01484 432043

Our Ref: 2229/A/M
Updated June 2016

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.