



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**MODERN INDUSTRIAL/
WAREHOUSE UNITS WITH
OFFICES & YARD**

**6 & 7 OLD FIELDHOUSE LANE,
OFF A62 LEEDS ROAD, HUDDERSFIELD, HD2 1AG**

295.34 – 1,306.59 m² (3,179 – 14,064 sq ft)



- Available as a whole or as two separate and self contained units
- Separate car park yard and loading areas
- Quality office content. 5.2m warehouse eaves
- Located off A62 Leeds Road providing access to junction 25 M62 and Huddersfield town centre

0113 2348999

Location

Old Fieldhouse Lane is directly off the Leeds/Huddersfield Road (A62) adjacent to Hoyer UK Ltd within three miles of Junction 25 of the M62 motorway (Brighouse) and approximately two miles to the north of Huddersfield town centre within an established commercial/industrial location.



Description

The premises comprise a modern steel portal framed industrial/warehouse building under a pitched and insulated metal decking roof incorporating translucent roof lights and clad in brick, concrete blockwork and lined metal decking to eaves (approximately 5.25m to the underside of the portal frame haunch). The concrete floor is partitioned to form two (currently interconnecting) light industrial/warehouse units each with two storey quality office accommodation and with electrically operated loading doors served by a predominantly concrete surfaced yard with perimeter fencing.

Accommodation

		M ²	Sq Ft
U 6	First floor offices	137.41	(1,479)
	Ground floor offices	137.41	(1,479)
	Factory/warehouse	695.93	(7,491)
	Mezzanine/workshop	40.50	(436)
	Total	1,011.25	(10,885)
U 7	Factory/warehouse & offices	295.34	(3,179)
	GIFA	1,306.59	(14,064)

Services & Installations

Mains electricity, gas, water and drainage are connected to the premises. The accommodation benefits from electrical and lighting installations throughout the factory and office accommodation. The offices are heated by a series of pipes and radiators supplied by central gas fired boiler. The factory/warehouse accommodation is heated by suspended gas space heaters. The services and installations have not been tested and prospective tenants must rely upon their own investigations in respect of condition and capacity.

From enquiries of the Valuation Office website we confirm the premises are assessed for business rates as follows:-

Unit 6	Warehouse & Premises	RV £43,000
Unit 7	Warehouse & Premises	RV £16,250

The National Uniform Business Rate for 2017/18 is 47.9p in the £, Businesses with assessments at or below £18,000 benefit from relief and their National UBR of 48.4p in the £.

Energy Performance Certificate (EPC)

The property has an Energy Performance Certificate with an Asset Rating D82.

Lease Terms

The premises are available by way of a new tenant's full repairing and insuring lease as a whole or as separate and self contained units.

Rent

Unit 6/7 £80,000 per annum

Assuming units let separately:-

Unit 6 £62,500 per annum

Unit 7 £19,000 per annum

The rents to be payable quarterly in advance exclusive of rates, building insurance and services.

VAT

VAT is applicable on rents.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Alec Michael

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Our Ref: 0915/A/S
Updated April 2017

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.