



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Eurolink Properties (Huddersfield) Ltd

TO LET

**GOOD QUALITY WORKSHOP,
STORAGE & OFFICE UNITS ON
SECURE SITE**

**RAILWAY SAWMILLS, BURBEARY ROAD,
OFF MELTHAM ROAD, HUDDERSFIELD, HD1 3UN**

Last Remaining Office Suite - 50m² (540 sq ft)



- Railway Sawmills offers a range of good quality flexible workshop/storage and office units
- Conveniently located only a short distance off the main B6108 Huddersfield Road, approximately 1.7 miles from Huddersfield town centre
- Benefitting from onsite car parking on a secure site (also offering container storage)

0113 2348999

Location

Railway Sawmills, which was previously a self contained timber yard, is accessed off Burbeary Road, which is only a short distance off the main B6108 Meltham Road. The intersection of Meltham Road and Bentley Street, is only 200 yards from 'Lockwood traffic lights'. Lockwood traffic lights link the main B6108 Lockwood Road with Woodhead Road leading to the Holme Valley (Holmfirth/Honley areas).

Therefore the property does benefit from good links to many main arterial routes serving the Huddersfield area and is only 1.7 miles south of Huddersfield town centre. In addition, Huddersfield ring road is only 3 miles from junctions 23 (west only) and 24 on the M62 (being to the north west respectively).

Description

Railway Sawmills comprise a series of good quality single storey and two storey industrial workshop/warehouse and office units on a self contained site. The landlords, Eurolink Properties (Huddersfield) Ltd manage the estate from their unit on site.

Externally Railway Sawmills benefits from a large surfaced central yard area providing good onsite turning, loading and vehicle parking. The majority of units are within the self contained boundary of the site and, to the rear - accessed via a separate gate - are a number of steel storage containers available on flexible terms.

Accommodation

Last Remaining Unit

Unit 9a First Floor Only 50m² (540 sq ft)

Providing essentially open plan first floor office space.

Gross Internal Floor Area 50m² (540 sq ft)

Services

We are advised Railway Sawmills benefits from mains 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 verbally advised by Kirklees MC the vacant space is assessed as follows:-

Unit 9a To be assessed

The National Uniform Business Rate for 2017/18 is 47.9p 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 Te: 01484 4221000.

Energy Performance Certificate

EPCs have been commissioned and will be available upon request.

Lease Terms

Vacant units are available by way of new lease agreements for a period of years to be agreed on full repairing and insuring terms (plus service charge, is appropriate).

Rent

Unit 9a £75 per week exclusive

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

In the event of any legal costs being incurred, the ingoing tenant to be responsible for the landlord's reasonable costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2228/A/M
Updated July 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.