



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**MODERN WAREHOUSE/
INDUSTRIAL UNIT ON SECURE
SITE**

**SPRINGWOOD BUSINESS PARK,
BROOKWOODS INDUSTRIAL ESTATE, BURRWOOD WAY,
HOLYWELL GREEN, HALIFAX, HX4 9BH**

Unit 2 – 404m² (4,353 sq ft)



- High quality modern industrial/warehouse unit with offices
- Strategically well located within 2 miles of junction 24 of M62 at Huddersfield/Ainley Top
- Benefitting from good onsite loading, vehicle parking and situated on a secure site

****OCCUPATION AVAILABLE FROM SEPTEMBER 2017****

0113 2348999

Location

Springwood Business Park is situated on Burrwood Way, principally accessed off the B6112 Stainland Road. The development forms part of the larger Brookwoods Industrial Estate with other occupiers including Rhodia and Pexa Ltd.

Via Blackley Road the premises are well located for junction 24 of the M62 which is situated approximately two miles to the east, providing excellent access throughout the West Yorkshire conurbation.

Description

Springwood Business Park comprises three adjacent terraces of modern good quality steel portal framed buildings being blockwork and artificial stone built and part insulated profile steel clad under pitched insulated steel clad roofs incorporating perspex roof lights.

Externally Springwood Business Park benefits from a large surfaced yard area providing communal turning and loading facilities, in addition to parking to the front of individual units.

Accommodation

Unit 2 404m² (4,353 sq ft)

Providing good quality single storey industrial workshop space and benefitting from electrically operated roller shutter loading door. Approximately 7.3m to underside of haunch.

Internally the property is partitioned to provide open plan office space and ancillary facilities on the ground floor including WC's and kitchenette. There is a staircase leading to the first floor offices comprising two individual offices and archive storeroom.

Gross Internal Floor Area 404m² (4,353 sq ft)

Services

We are advised three phase electricity, water and sewer drainage are connected to Springwood Business Park in addition to individual lighting and 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.

Energy Performance Certificate

The EPC for Unit 2 can be made available upon request.

Rating

We are verbally advised by the Local Authority, Calderdale Council, the vacant units are assessed as follows:-

Unit 2 RV £21,000

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances for small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council, Tel: 01422 357257.

Lease Terms

The vacant unit is offered by way of a new tenant full repairing and insuring leases, for a period of years to be agreed, incorporating three yearly rent reviews, plus the site service charge.

Rent

Unit 2 £24,750 per annum exclusive

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

By appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 0905/A/M
June 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.