

TO LET



Michael Steel & Co
PROPERTY CONSULTANTS



Unit 1 Oxford Court
Oxford Road
Gomersal BD19 4HQ

• 742.6 m² (7,992 sq ft) – May Divide

Hybrid/Office (potential to tailor to meet requirements)

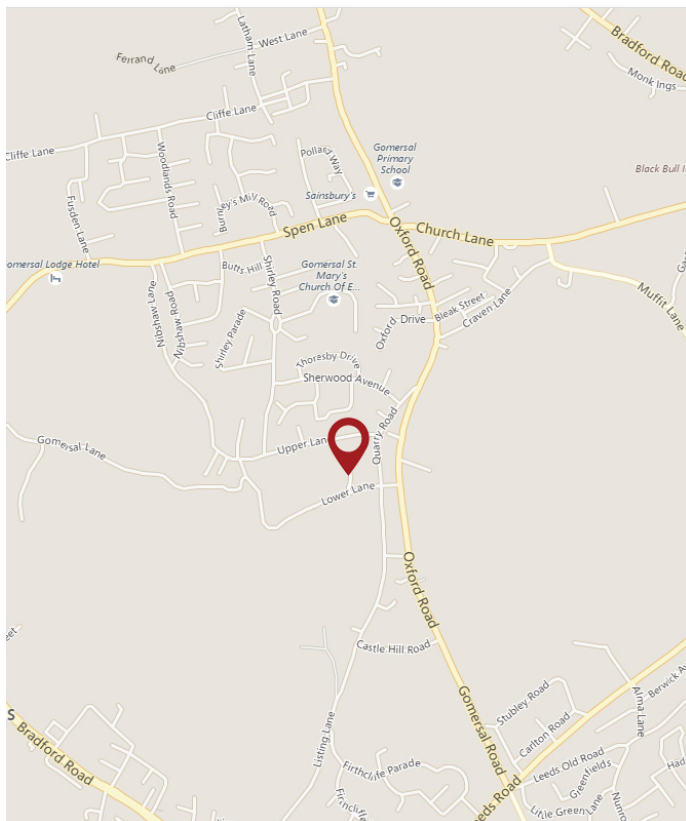
- Flexible accommodation
- On-site car parking
- Prominent and accessible location



t: 0113 2348 999 | w: michaelsteel.co.uk

Location_

The premises are located fronting Oxford Road (A661) close to its junction with Leeds/Huddersfield Road (A62) within 1 mile of Cleckheaton town centre accessible to junctions 26 and 27 of the M62 motorway.



Description_

The premises comprise a refurbished two storey 'hybrid' self contained property occupying a secure gated site with parking.

Specification of the premises include:

- Electrical & lighting installations
- New A/C to be installed to the whole first floor – which can be extended to the ground floor subject to terms and requirements
- 2 electrically operated shutter doors and ground floor window security shutters
- Ground floor feature glazed screen forming potential to create showroom



Accommodation_

Ground floor		First Floor	
Reception, Kitchen, Toilets & 2 Storage/Production areas		2 Studio/Office/Assembly	
371.3 Sq Mtrs	3,996 Sq Ft	371.3 Sq Mtrs	3,996 Sq Ft
Overall Total Approximate NIA: 742.6Sq Mtrs 7,992 Sq Ft			

NB: All measurements have been taken in metric units and converted to the nearest imperial equivalent in line with the RICS Code of Measuring Practise.



Services_

We are advised the property benefits from all mains services including gas, water, electricity and sewer drainage 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_

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

Store & Premises RV £18,000

The National Uniform Business Rate for 2017/18 is 46.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

EPC_

Unit 1 has an Energy Performance Asset Rating of C (59).

Terms_

The premises are available by way of a new lease granted on an essentially tenants full repairing and insuring basis for a term to be agreed with 3 yearly upward only rent reviews. The lease to incorporate a service charge.

Rental_

£48,000 per annum exclusive*

*the landlord would be agreeable to upgrading sections of the property to satisfy occupier requirements on terms to be agreed

VAT_

VAT is applicable upon the rent and service charge.

For further information and viewing arrangements please contact the sole letting agent;



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Contact_

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Our Ref: 0724/A/M

Updated November 2017 Subject to Contract

