



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

**TO LET**

# **SINGLE STOREY WORKSHOP/STORAGE UNIT**

**UNIT 1 HOYLE HEAD MILLS, NEW STREET,  
EARLSHEATON, DEWSBURY, WF12 8JJ**

1,186m<sup>2</sup> (12,764 sq ft)



- Single storey workshop/storage unit within multi occupied industrial complex
- Conveniently located only a short distance off the A638 Wakefield Road and benefitting from reasonable access to both M62 & M1
- Benefitting from onsite parking and loading – **available February 2018**

**0113 2348999**

## Location

Hoyle Head Mills is accessed off New Street in the centre of Earlsheaton. New Street is immediately off Town Street in Earlsheaton, which via High Road/High Street, is less than 1 mile from the junction with the main A638 Wakefield Road.

The A638 Wakefield Road provides direct access to Dewsbury town centre, which is less than 2 miles to the north west along with the motorway network. Both junction 40 of the M1 motorway (Wakefield/Ossett) and junction 28 of the M62 (Tingley) are within a 4 mile radius of Hoyle Head Mills.

## Description

Hoyle Head Mills comprises a principally single storey part two storey multi occupied industrial/commercial complex with unit 1 being a stone built single storey semi detached storage/workshop under a pitched roof.



Externally Hoyle Head Mills benefits from a surfaced communal yard area providing onsite loading and shared parking.

## Accommodation

Unit 1 Hoyle Head Mills 1,186m<sup>2</sup> (12,764 sq ft)

Unit 1 comprises a series of workshop and storage areas benefiting from a roller shutter door into the surfaced yard area. Also benefits from internal partitions to create office, kitchen and toilet facilities.

**Gross Internal Floor Area** 1,186m<sup>2</sup> (12,764 sq ft)

## Services

We are advised Hoyle Head Mills does benefit from all mains services including three phase electricity, gas, sewer drainage and water. In addition, units benefit from their own ancillary facilities including lighting and heating, however no tests have been carried out on any of the aforementioned utilities or appliances referred to and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised by Kirklees Metropolitan Council that Unit 1 Hoyle Head Mills is presently assessed at Rateable Value £18,000

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 in regard to all rating and planning matters direct with the Local Authority, Kirklees Council 01484 221000.

## EPC

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

## Lease Terms

Unit 1 Hoyle Head Mills is immediately available for occupation by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge.

## Rent

£31,750 per annum exclusive.

The rent will be 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

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 0119/A/M**  
**Updated January 2018**

**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.