



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **SECURE WORKSHOP/STORAGE UNIT WITH FIRST FLOOR OFFICE**

**173b DEWSBURY ROAD, CROSS LANE, WAKEFIELD  
WEST YORKSHIRE, WF2 9BQ**

98m<sup>2</sup> (1,054 sq ft)



- Refurbished workshop/storage lock-up unit with large open plan first floor office
- Situated just off the main A638 Dewsbury Road near McDonalds and large Morrisons supermarket
- Immediately available for occupation from February 2018

**0113 2348999**

## Location

The property is situated close to the intersection of Cross Lane with the main A638 Dewsbury Road. The property forms part of a larger property which includes a hairdresser and a fireplace/stove retail outlet (both fronting Dewsbury Road). The property is situated near McDonalds Drive-Thru and larger Morrisons supermarket (both of which face Dewsbury Road).

The A638 Dewsbury Road links Junction 40 of the M1 motorway (Ossett/Wakefield) with Wakefield city centre.

## Description

The premises comprise part single part two storey rendered workshop/starter lock-up unit under part pitched roof which has recently been refurbished to create work space at ground floor level with large open plan first floor office.

The ground floor benefits from loading access immediately off Cross Lane along with a personnel door leading into a ground floor entrance lobby/office with a further large open plan office at first floor. Externally on Cross Lane there is on street car parking.



## Accommodation

Ground floor 66.14m<sup>2</sup> (711 sq ft)

Following the recent refurbishment the ground floor provides a principally open plan workshop/storage unit. There is some partitioning to create a ground floor reception office/lobby with toilet off.

The ground floor office/reception lobby also includes a staircase leading up to the first floor.

First floor 31.84m<sup>2</sup> (343 sq ft)

Comprising a large open plan general office.

**Gross Internal Floor Area 97.98m<sup>2</sup> (1,054 sq ft)**

## Services

We are advised the premises on Cross Lane benefit from mains water, sewer drainage and electricity along with individual appliances (including electric heater to the office and electric water heater to kitchenette). 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.

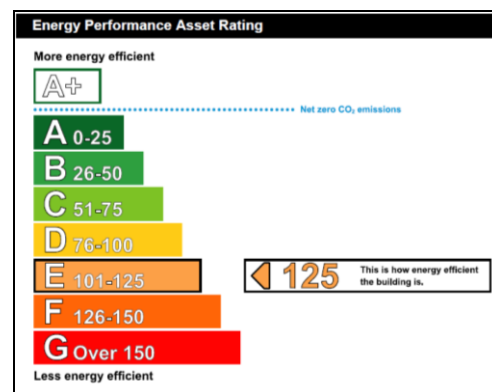
## Non Domestic Rating

We are advised the premises will need to be reassessed upon occupation.

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, Wakefield City Council Tel: 0345 8506506.

## Energy Performance Certificate



## Lease Terms

The premises are offered by way of a new lease for a period to be agreed, incorporating 3 yearly rent reviews, plus the site service charge.

## Rent

£195 per week exclusive.

## VAT

The landlords have advised all rents are plus VAT.

## 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: 2251/A/M  
February 2018

Subject to Contract



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0113 2348999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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.