

FOR SALE



Michael Steel & Co
PROPERTY CONSULTANTS



**Station Lane
Heckmondwike
West Yorkshire
WF16 0NF**

• 3,826.14 m² (41,184 sq ft)

Factory, Offices & Land (with development potential STP)

- Site area of 1.57 ha (3.88 acres) approx
- Single storey factory/warehouse and detached office administration block
- Accessible location

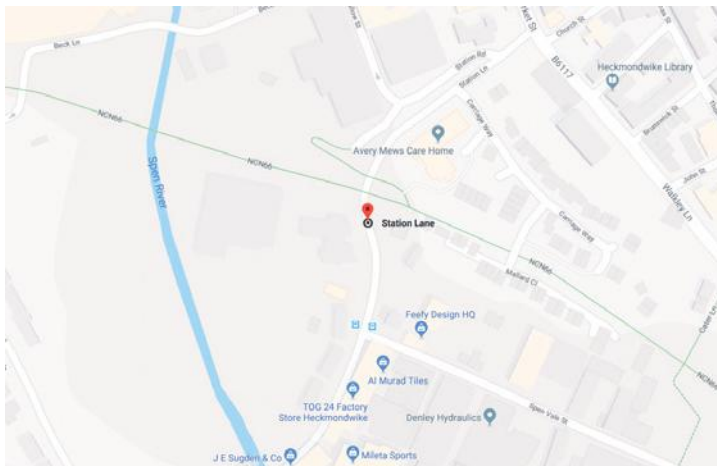


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Location

The premises are located fronting the western side of Station Lane off Walkley Lane 1 mile to the south of Heckmondwike town centre and a short distance from Leeds/Huddersfield Road (A62) approximately 11 miles to the south west of Leeds and 10 miles to the south east of Bradford with junction 25 of the M62 motorway within 4 miles to the north east.



*Boundaries shown for identification purposes only

Description

The premises comprise a substantial single storey factory and detached single and part two storey offices. The principal factory and office accommodation occupy a regular shaped site with car parking, yard and circulation areas. Additional car parking and undeveloped land lie adjacent to the operational site.



Accommodation

The accommodation is summarised as follows:

Floor	Description	M ²	(sq ft)
SS	Factory/warehouse Mezzanine & server room	2,414.89	(25,994)
		181.16	(1,950)
SS	External storage buildings	146.92	(1,581)
FF	Offices	402.31	(4,330)
GF	Offices	680.86	(7,329)
TIFA		3,826.14	(41,184)

Site Areas

Main factory/ office car park & yards	1.025 ha (2.532 acres)
Overflow car park	0.144 ha (0.356 acres)
Undeveloped land	0.401 ha (0.992 acres)
Total Site Area	1.570 ha (3.880 acres)

Business Rates

We have identified the property on the Valuation Office website and confirm the premises are assessed for rating purposes as follows:

Factory & Premises RV £88,500





Services

Mains services including gas, water, electricity and sewer drainage are connected to the property. Prospective purchasers must satisfy themselves with regard to their condition and capacity.

Legal Costs

Each party to be reasonable for their own legal costs incurred in connection with a transaction.

Tenure

Freehold.

VAT

The price is quoted exclusive of vat, if applicable.

Energy Performance Certificate

The property has the following EPC energy ratings:

Administration Centre D (95)

Distribution Centre E (116)

Price

Offers in the region of £1.1m



Viewing & enquiries strictly by appointment only with the sole agents:



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Our Ref: 2533/A/M | April 2018 | Subject to Contract

