



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Decopac Holdings

**TO LET**

# **MODERN SINGLE STOREY WAREHOUSE/FACTORY UNIT**

**THORNHILL BECK LANE, OFF A641 BRADFORD ROAD,  
BRIGHOUSE, WEST YORKSHIRE, HD6 4AW**

1,250m<sup>2</sup> (13,452 sq ft)



- Modern single storey principally open plan industrial/warehouse space with roller access
- Strategically well located only 2 miles from J25 M62 (Brighouse)
- Available for occupation Autumn 2018

**0113 2348999**

## Location

The premises are accessed off Thornhill Beck Lane close to its junction with the main A641 Bradford Road with nearby occupiers including Wiley Associates, Brighthouse Textiles, IMI Cornelius and Crompton Mouldings.

The property is only a short distance off the main Bradford Road, being situated between Brighthouse town centre and Bradford Road's intersection with the main A58 Leeds Road located to the south east and north west respectively.

The premises therefore enjoy a strategic location for access to the motorway network with junction 25 of the M62 at Brighthouse being only one mile to the east of Brighthouse town centre. The M62 provides excellent communication links throughout the West Yorkshire and North of England areas.

## Description

The premises comprise a modern single storey industrial/warehouse facility which has been split (on a leasehold basis) though previously was in single occupation. The main building is a modern steel portal framed single storey industrial/warehouse unit being reconstituted stone and blockwork built with metal deck cladding under a pitched metal deck clad roof incorporating perspex roof lights. The original main building has been extended and the premises benefit from a solid concrete ground floor with part let.



In addition, to the rear of the main building there is a brick built single storey industrial/warehouse building being part timber metal clad under a 'belfast roof' which is supported on large timber trusses with perspex roof lights and has recently been re-clad. This building also benefits from a concrete floor and is let.

Externally the premises are accessed via a shared yard of Thornhill Beck Lane which provides vehicle parking, good on site circulation and loading facilities (to both buildings).

## Accommodation

Part Unit 1 1,249.72m<sup>2</sup> (13,452 sq ft)

The available space provides open plan factory/warehouse accommodation with eaves height approximately 5.8m. The premises do benefit from a large roller shutter loading door in the side elevation and, to the front, internally built office and ancillary facilities.

Gross Internal Floor Area from 1,249.72m<sup>2</sup> (13,452 sq ft)

## Services

We are advised all main services including 3-phase electricity, water and sewer drainage are connected to the property in addition to individual appliances including compressed air lines (may require to be re-commissioned) and lighting.

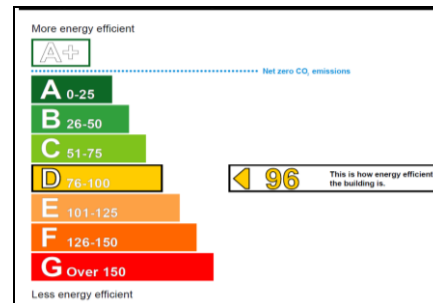
However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised by Calderdale Council the premises are separately assessed with the vacant space having an RV of £46,500. The National Uniform Business Rate for 2018/19 is 49.3p 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, Calderdale Council – Tel. 01422 357257.

## Energy Performance Certificate



## Lease Terms

The remaining space is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating three yearly rent reviews, with rent available on application (subject to size).

## Rent

£60,000 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 a lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Alec Michael  
Ben Preston  
Our Ref: 0984/A/M  
Updated April 2018

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



Michael Steel & Co  
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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.