



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instruction of Alta Enterprises Ltd

**TO LET**

# **SINGLE STOREY WORKSHOP & OFFICES**

**HUGH HOUSE, FOUNDRY STREET,  
OFF BIRDS ROYD LANE, BRIGHOUSE, HD6 1LT**

662 m<sup>2</sup> (7,136 sq ft)



- Single storey workshop/storage unit with good quality internal offices
- Well located for motorway access only a short distance from J25/M62
- Benefitting from two loading doors & available for occupation April 2018

***\*IMMEDIATELY AVAILABLE\****

**0113 2348999**

## Location

Hugh House is situated on Foundry Street, neighbouring Siddal & Hilton/Redfean Wire, close to the junction with Birds Royd Lane. Birds Royd Lane is a long established industrial location with occupiers including Hallmark Cards, Heywood Williams Architectural and Howden Joinery Ltd.

The premises are conveniently located for Brighouse town centre via the main A641 Huddersfield Road, as well as the motorway network/West Yorkshire conurbation via J25/M62. Junction 25 of M62 is situated less than 1.5 miles to the east of the premises with principle access along the A644 Wakefield Road.

## Description

Hugh House comprises three brick and part reconstituted stone faced single storey interconnecting buildings under a series of pitched asbestos roofs incorporating perspex roof lights supported on light steel trusses with solid concrete ground floors.

The premises provide good quality workshop/storage and high quality recently refurbished office space, with some additional storage at lower ground floor.

Externally there is a loading and parking area, along with on street parking on Foundry Street.

## Accommodation

3 interconnecting buildings comprising:

Workshop 120.55 m<sup>2</sup> (1,298 sq ft)

With electrically operated roller shutter door, internal partitioning providing general office with toilet and shower room.

Workshop 315.21 m<sup>2</sup> (3,393 sq ft)

With electrically operated roller shutter loading door, partitioning to form works office and 2 storerooms. Previously included gas fired warm air heaters.

Basement –additional storage 27.85 m<sup>2</sup> (300 sq ft)

Workshop and offices 199.29 m<sup>2</sup> (2,145 sq ft)

Internal partitioning to recently refurbished good quality offices comprising entrance and passage, reception office, 3 private offices, storeroom, boardroom, kitchen, canteen, works toilets along with separate toilets.

**Gross Internal Floor Area 662.90 m<sup>2</sup> (7,136 sq ft)**

## Services

We are informed Hugh House benefits from all main services including electricity, gas, sewer drainage and water in addition to gas fired central heating to some of the offices (the workspace previously benefitted from gas fired space heating). 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.

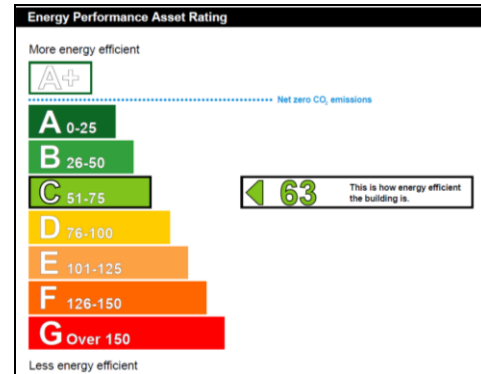
## Rating

We understand from the Valuation Office website the premises are assessed for rating purposes by Calderdale Council with Rateable Value £20,750.

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority, Calderdale MBC, 01422 357257.

## Energy Performance Certificate (EPC)



## Lease Terms

Hugh House is offered by way of a new tenant's full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews.

## Rent

£27,500 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 the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents

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

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[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Bramleys**  
Jonathan Wilson or Jonathan Uttley

Tel: 01484 530361

**Our Ref: 2521/A/M**  
**Updated May 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.