



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**SELF CONTAINED LOFT STYLE  
OFFICE/STUDIO WITH **

**SECOND FLOOR, IES HOUSE, MISSION STREET,  
BRIGHOUSE, HD6 1NQ**

107.44 m<sup>2</sup> (1,156 sq ft)

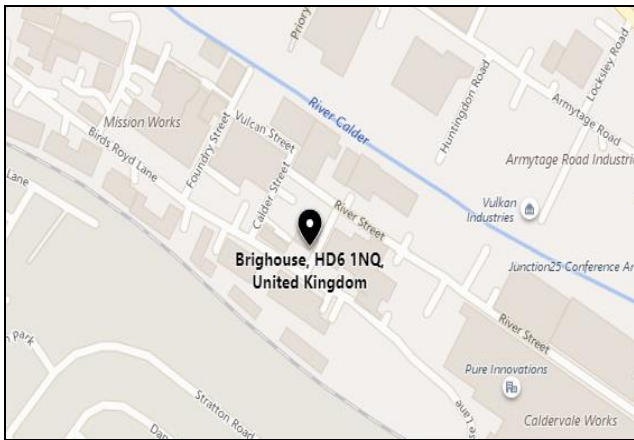


- Self-contained open plan office
- Lift, air conditioning and data floor boxes
- 6 dedicated car parking spaces
- Accessible to town centre and motorway network

**0113 2348999**

## Location

The premises are located fronting Mission Street off Birds Royd Lane close to Brighouse railway station, within 0.5 miles of Brighouse town centre and close to J25 of the M62 motorway.



## Description

The second floor predominantly open plan office accommodation has partitions to WCs, kitchen and with other details of specific including: -

- Personnel lift
- Audio door entry control
- Spotlighting installation
- Air conditioning
- Velux roof lights and light well
- Raised floor with data boxes

## Parking

6 car parking spaces are available to the property.

## Energy performance certificate

The property has an EPC energy rating E (122).

## Terms

The premises are available by way of a new, essentially tenants full repairing and insuring lease for a term to be agreed incorporating 3 yearly rent reviews.

## Rent

£9,250 per annum exclusive of business rates and service charge (applicable to utilities, building insurance and the maintenance and upkeep of the building and its common parts).

## Rating

The property is to be assessed for rating purposes.

## VAT

VAT is/is not applicable upon the rent and service charge.

## Legal Costs

The tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

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



**Our Ref: 0487/A/S**  
**July 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.