



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

# **SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT**

**THE YARN STORE, WHEATLEY PARK  
MIRFIELD, WEST YORKSHIRE, WF14 8HE**

480m<sup>2</sup> (5,168 sq ft)



- Single storey industrial workshop/storage unit
- Located in pleasant semi-rural position just outside Mirfield town centre being accessible to M62 (junction 25) and M1 (junction 40)
- Immediately available for occupation with front forecourt providing loading and parking

**0113 2348999**

## Location

The Yarn Store forms part of Wheatley Park and is located in a semi rural position on the outskirts of Mirfield. A traditional former woollen mill complex within reach of Junction 25 M62 and Junction 40 M1.

Wheatley Park is well located for access throughout Kirklees and Calderdale being adjacent main arterial routes with Hagg Lane linking to the B6118 via Upper Hopton. There is ample car parking and circulation space on site

## Description

The Yarn Store comprises a brick built single storey industrial workshop/storage unit under a pitched roof. The premises benefit from a surfaced forecourt at the front providing loading and vehicle parking.

The Yarn Store provides essentially open plan provision internally with a loading door immediately to the front.

## Accommodation

The Yarn Store 480m<sup>2</sup> (5,168 sq ft)

Providing open storage/workshop space

**Gross Internal Floor Area 480m<sup>2</sup> (5,168 sq ft)**

## Services

We are advised the Yarn Store benefits from water and electricity, along with individual appliances including lighting. The premises also benefit from shared toilet provisions within Wheatley Park. However no tests have been carried out on any of the services and therefore we are unable to comment as to their condition or capacity.

## Rating

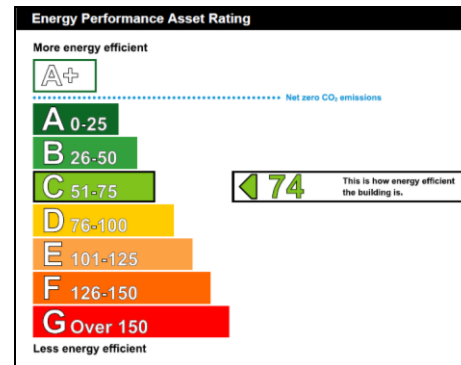
We are advised the Yarn Store is separately assessed as follows:-

Warehouse No 2 & Premises RV £6,800

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, Kirklees MC Tel: 01484 221000.

## Energy Performance Certificate (EPC)



## Lease Terms

The Yarn Store is made available by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis plus the site service charge (if applicable).

## Rent

£350 per week exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT

## Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

## 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: 2715/A/M**  
**September 2018**

**Subject to Contract**



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**0113 2348999**  
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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.