



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL OFFICE UNIT WITH YARD

**TRIDENT HOUSE, MILNER WAY,
LONGLANDS TRADING ESTATE,
OSSETT, WF5 9JN**

650m² (6,891 sq ft)

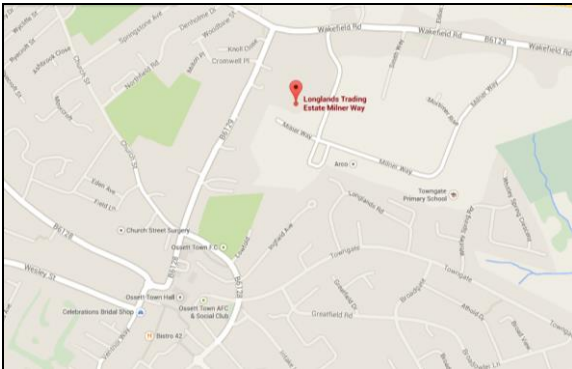


- Within one mile of junction 40 of M1 motorway and accessible to Ossett town centre
- Car parking, circulation plus 0.3 acre storage compound
- Additional compound available subject to terms

0113 2348999

Location

The premises are located fronting Milner way within the popular Longlands Trading Estate off Wakefield Road (B6129) leading to the A638 and junction 40 of the M1 motorway (Wakefield). The property is within 0.5 miles of Ossett town centre and 1 mile from the M1 motorway junction.



Description

The two storey offices front Milner Way and provide predominantly open plan office accommodation (with partitioned private office and board room). The single storey rear light industrial accommodation comprises a brick building under a pitched and insulated roof with concrete floor currently supporting brick and concrete blockwork partitioning forming offices, stores and works toilets.

Loading to the property is from a tarmac surfaced yard and circulation providing access to a storage compound/yard with concrete blockwork and palisade fencing and steel security gates.

Accommodation

	m ²	(sq ft)
First floor open plan office (with partitioned private office)	109.56	(1,179)
Ground floor office, reception and board room	109.56	(1,179)
Single storey workshop, stores, partitioned offices and WC	421.13	(4,533)
Total Gross Internal Floor Area	640.25	(6,891)

Services & Installations

Mains three phase electricity, water and drainage are connected to the property. The services and installations have not been tested. Prospective tenants must satisfy themselves with regard to condition and capacity.

Rating

From our enquiries of the Valuation Office Website the premises are assessed for business rates as follows:-

Warehouse & Premises RV £32,250

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

Lease Terms

The premises are available by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

Rent

£36,000 per annum exclusive, payable monthly or quarterly in advance.

VAT

The rent is quoted exclusive of VAT. VAT is not applicable .

Energy Performance Certificate

An Energy Performance Certificate (EPC) is available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk



Our Ref: 1220/A/S
September 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.