



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Queensbridge Holdings Ltd

FOR SALE

STRATEGICALLY LOCATED INDUSTRIAL INVESTMENT

**UNITS 1 & 2 MILNER WAY,
LONGLANDS INDUSTRIAL ESTATE,
OSSETT, WEST YORKSHIRE, WF5 9JE**

1,654m² (17,803 sq ft)



- Single storey industrial/workshop premises currently **generating £74,255 per annum** strategically located just off junction 40 M1
- Unit 1 let to Queensbridge PSV Ltd by way of a 10 year lease and Unit 2 occupied by Fork Truck Solutions since 2008
- Long established industrial location with nearby occupiers including Kolorcraft and Panther Logistics just off main Dewsbury Road

0113 2348999

Location

Units 1 and 2 Milner Way are situated in a high profile position close to the entrance of the popular Longlands Trading Estate, a short distance from Milner Way's intersection with the B6129 which links (via Dewsbury Road) with the main A638 Wakefield Road and junction 40 of the M1 (Wakefield).

The premises are only half a mile from the centre of Ossett and less than 1 mile to the west of junction 40 of the M1. The M1 provides excellent links throughout the West Yorkshire area along with access to the east/west M62.

Description

Unit 1 comprises a predominantly single storey industrial/engineering unit under a pitched roof with two storey office/ancillary accommodation to the front (facing Milner Way). The property was recently extended with additional workshop/engineering space being a single storey clad building.

Unit 2 comprises a concrete and blockwork built single storey workshop with a pitched asbestos roof supported on light steel trusses. Unit 2 benefits from a two storey modern office extension to the front which features significant glazing under a pitched metal decking roof.



Both units are accessed off Milner Way into yard areas (to the front of Unit 1 and to the rear of Unit 2). The premises do benefit from onsite parking provision and loading.

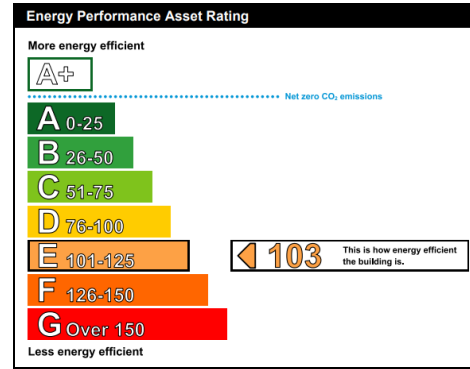
Accommodation

Unit 1	1,444m ² (12,311 sq ft)
Unit 2	510m ² (5,492 sq ft)
Gross Internal Floor Area	1,654m² (17,803 sq ft)

Services

We are advised Units 1 & 2 benefit from all mains services including three phase electricity, water, and sewer drainage. In addition the premises benefit from individual appliances including heating and lighting although 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.

Energy Performance Certificate



Non Domestic Rating

We are advised the premises are assessed as follows:-

Unit 1	RV £32,750
Unit 2	RV £27,750

Tenancies

Unit 1 is occupied by Queensbridge PSV Ltd (company number 02412402) by way of a new 10 year lease from July 2018 with a rent of £49,244 per annum exclusive including rent review and tenant break clause after 5 years.

Unit 2 is occupied by Fork Truck Solutions Ltd (company number 04032332) by way of a 5 year lease from March 2016 with a current passing rent of £25,000 per annum exclusive. Fork Truck Solutions Ltd initially occupied Unit 2 from 2008.

Total Current Rent £74,255 per annum exclusive

Price

Seeking offers in the region of £800,000.

VAT

All rents and prices are quoted exclusive of VAT (if applicable).

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

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Alec J Michael

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Our Ref: 0522/A/M
Updated October 2018

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.