



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Foldhead Properties

TO LET

**SELF CONTAINED YARD/DEPOT
WITH OFFICE**

**PART FOLDHEAD MILLS (B1), NEWGATE,
MIRFIELD, WEST YORKSHIRE, WF14 8DD**

72m² (780 sq ft) on 0.35 acres



- Former Competent Asphalt depot/compound with office and external storage
- Strategically located only 100 yards off the main A644 Huddersfield Road/Mirfield town centre
- Immediately available for occupation on flexible terms

0113 2348999

Location

The premises comprise part of the larger Foldhead Mills complex which does include Oxfam and The Office wine bar, and part has previously been converted to apartments (being within separate ownership above Speights Lighting).

The former Competent Asphalt yard is located to the rear with access off Newgate, approximately 100 yards from Newgate's intersection with the main A644 Huddersfield Road.



The premises are within close walking distance of Mirfield town centre, which does continue to prosper with the likes of Tesco and Ladbrokes taking occupation within the last 5 years. Mirfield town centre also includes a large Co-op and Lidl store.

The A644 Huddersfield Road provides good access not only throughout north Kirklees, but also to the motorway network with junction 25 of the M62 at Brighouse being within 3 miles.

Description

The former Competent Asphalt yard comprises a broadly level and cleared site with a boundary wall. The site does include a two storey building with offices and kitchenette at first floor and workshop/storage at ground floor.



Total Site Area 0.14 ha (0.35 acres) or thereabouts

Accommodation

Office & storage 72m² (780 sq ft)

Comprising open plan office area at first floor with storage provisions at lower ground floor level.

Gross Internal Floor Area 72m² (780 sq ft)

Services

We are advised the former Competent Asphalt premises benefits from mains water, sewer drainage and three phase electricity along with individual appliances including lighting. 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.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request.

Rating

We are verbally advised by Kirklees Metropolitan Council the premises are assessed for rating purposes as follows:-

Yard & Premises To be reassessed upon occupation

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

Planning

We are advised by Kirklees Metropolitan Council the premises benefit from an established industrial use though are unallocated on their Unitary Development Plan (UDP).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC 01484 221000.

Lease Terms

The premises are offered by way of a new agreement, for a flexible period to be agreed, with all leases to be excluded from the Landlord & Tenant Act 1954 Part II.

Rent

£200 per week exclusive.

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

VAT

All rents quoted are exclusive of VAT and VAT to be charged if applicable.

Legal Costs

In the event of any letting, the ingoing tenant 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
ben@michaelsteel.co.uk

Our Ref: 1656/A/M
Updated October 2018

Subject to Contract



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0113 2348999
www.michaelsteel.co.uk

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.