



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CONVENIENTLY LOCATED WORKSHOP & OFFICES WITH YARD

**EASTGATE, ELLAND,
WEST YORKSHIRE, HX5 9DQ**

729m² (7,849 sq ft) on 0.28 acres



- Single storey workshop with mezzanines and two storey offices to the front
- 2.5 miles to the south of J24 (Ainley Top) of M62 and immediately opposite new Morrisons superstore
- Benefitting from self contained yard area and potentially available for early occupation

0113 2348999

Location

The premises are situated on Eastgate, close to the intersection with the main Huddersfield Road opposite the recently developed Morrisons supermarket. The main Huddersfield Road links directly to the Elland Riorges bypass and thereafter to Junction 24 of the M62 at Ainley Top.

Junction 24 of the M62 is approximately 2.5 miles to the south. The surrounding area is principally commercial with numerous industrial and office developments and within one mile there are the popular Ainleys Industrial Estate and Lowfields Business Park.

Description

The premises comprise three interconnecting steel portal framed industrial workshop/storage buildings being blockwork and artificial stone built with profile metal cladding under pitched roofs. Internally mezzanine areas have been installed by the previous tenant and the two storey office building to the front has a pitched roof.

Externally the premises benefit from a surfaced central yard area accessed off Eastgate providing loading/unloading, parking and external storage provisions behind palisade fencing.

Accommodation

Workshops 347.40m² (3,739 sq ft)
Benefitting from full height roller shutter loading door providing access to the workshop space

Mezzanine space 240m² (2,581 sq ft)

Stores/Kitchen 61.46m² (662 sq ft)
Internal blockwork built offices and kitchen.

Ground floor offices 40.20m² (433 sq ft)
Internally partitioned to provide entrance lobby, two private offices along with male/female toilets.

First floor offices 40.20m² (433 sq ft)
Office accommodation with full height glazed partition

Gross Internal Floor Area 729.26m² (7,849 sq ft)

Services

We are advised all mains services including three phase electricity, gas, sewer drainage and water are connected to the premises. The offices are heated by way of an Ideal gas fired Combi boiler and the stores and workshops are heated by way of independent gas fired space heaters. No tests have been carried out on any of the

above mentioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Calderdale Council the premises are assessed at Rateable Value £23,500.

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 Calderdale Council on Tel 01422 357 257.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available upon request.

Lease Terms

The premises are offered by way of a new tenant's full repairing and insuring lease for a period of years to be agreed, incorporating regular rent reviews.

Rent

£27,500 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The incoming tenant is to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

Tel: 0113 234 8999
alec@michaelsteel.co.uk
richard@michaelsteel.co.uk

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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.