



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SHOWROOM/STUDIO/ OFFICES (may divide)

**3A, 4 & 5 INGS MILL, DALE STREET,
OSSETT, WF5 9HQ**

Unit 3a 39.24m² (422 sq ft)
Units 4 & 5 496.46m² (5,344 sq ft)

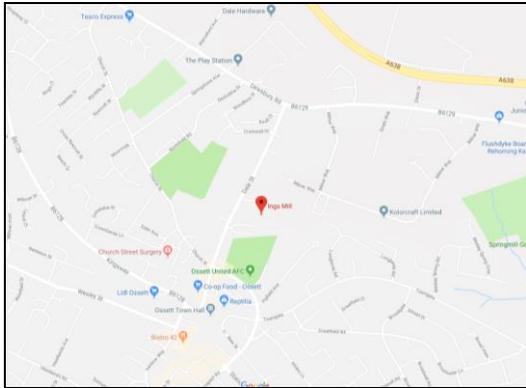


- Former Bathstore.com showroom premises – suitable for a variety of uses
- Ossett town centre and junction 40 of M1 motorway within 1 mile
- Onsite car parking

0113 2348999

Location

The premises form part of the lngs Mills and office complex situated between Milner Way/Longlands Trading Estate and Dale Street, a short distance to the north of Ossett town centre and within 1 mile of junction 40 of the M1 motorway.



Description

The premises comprise a two storey brick building (Units 4 & 5) and single storey brick office (Unit 3a) with pitched roofs.

The accommodation is arranged to provide former bathroom showroom accommodation which has potential to be put to a cross section of showroom, studio, office and storage uses.

Security shutters to ground floor windows and doors.

Accommodation

Unit	Floor	M ²	(sq ft)
3a	SS	39.24	(422)
4 & 5	FF	248.23	(2,672)
	GF	248.23	(2,672)
Total Area		535.70	(5,766)

Services

Mains electricity, water and drainage are connected to the property. The services and installations have not been tested and 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:-

Showroom & Premises RV £18,500

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 as a whole or, in sections, by way of new tenants full repairing and insuring lease terms to be agreed.

Rent

The premises are available at a guide rent of £21,000 per annum payable quarterly in advance exclusive of business rates and utilities.

VAT

The rent is quoted exclusive of VAT (if applicable).

Energy Performance Certificate

Units 4 & 5 have an energy rating as below:-



Legal Costs

The tenant to be responsible for the landlords reasonable legal costs in connection with the preparation of the lease and counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

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

Our Ref: 0285/A/S
October 2018

Subject to Contract



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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.