



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/TO LET

OFFICES & COMMERCIAL UNITS

**ATLAS HOUSE, 152 WHITEHALL ROAD,
& 5 BRADFORD ROAD, DRIFHLINGTON, BD11 1AS**

57 - 290m² (615 – 3,124 sq ft)

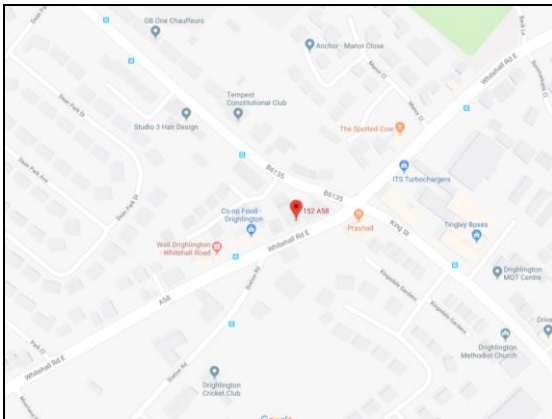


- Of interest to investors and occupiers
- Accommodation providing 3 lettable units plus stores
- Prominent position, close to village amenities with car parking

0113 2348999

Location

The premises are located with frontage to Whitehall Road (A58) at its junction with Bradford Road/King Street, occupying a prominent position within an area of mixed land use including the nearby amenities within the village of Drighlington, accessible to the main road and motorway network (at junction 27 of the M62 motorway).



Description

Atlas House is a predominantly two storey refurbished series of buildings with pitched blue slate covered roofs incorporating roof lights and with refurbished accommodation comprising offices and business units with quality facilities including kitchen and WCs.

Unit 1 is a single storey unit positioned fronting Whitehall Road and is considered to offer potential for a cross section of business uses (subject to planning) and can be tailored to satisfy individual occupier requirements.

Unit 2 is the central section of the property with galleried/mezzanine office accommodation, meeting room and kitchen.

Unit 3 is located with independent access from the Bradford Road elevation and has predominantly open plan office accommodation and dedicated private kitchen, arranged over ground and first floor.

Garage/store and basement additional accommodation.

Accommodation

Unit	Description	M ²	(sq ft)
1	Ground floor/single storey business unit	73.77	(794)
2	Central office with galleried/mezzanine accommodation, private office, reception area, kitchen & WCs	94.99	(1,022)
3	Two storey offices	57.01	(613)
4	Garage/store	27.89	(300)
5	Useful basement stores	36.68	(395)
Total Internal Floor Area		290.34	(3,124)

Rating

Through our enquiries of the Valuation Office the premises are assessed for Business Rates as follows:-

Units 1 & 2 Atlas House	Offices & Premises RV £9,500
Unit 3 Atlas House	Offices & Premises RV £5,100

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

Price

Offers in the region of £350,000.

Lease Terms

The premises are available by way of new lease for the premises as a whole (or as separate units/areas) for terms to be agreed incorporating regular upward only rent reviews. The lease(s) would be granted on essentially tenants full repairing bases.

Rents

£30,000 per annum exclusive, for the whole property.

Indicative rents for sections of the property (assuming a division), are summarised as follows:-

Unit 1	£10,500 per annum
Unit 2	£12,500 per annum
Unit 3	£7,500 per annum
Unit 4	£2,500 per annum
Unit 5	£1,500 per annum

The rents are quoted exclusive of business rates, building insurance, utilities and maintenance rent. Rents to be payable monthly in advance.

Energy Performance Certificate

The property has an EPC energy rating C (61).

VAT

All rents are quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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Our Ref: 1663/A/S
February 2019

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.