



Michael Steel & Co  
PROPERTY CONSULTANTS

On behalf of Status International (UK) Ltd

**TO LET - may split**

**STRATEGICALLY LOCATED  
SURPLUS OFFICE SPACE WITH **

**DESIGN HOUSE, BALME ROAD,  
SPEN BECK BUSINESS PARK, CLECKHEATON,  
WEST YORKSHIRE, BD19 4EW**

841m<sup>2</sup> (9,050 sq ft) gross



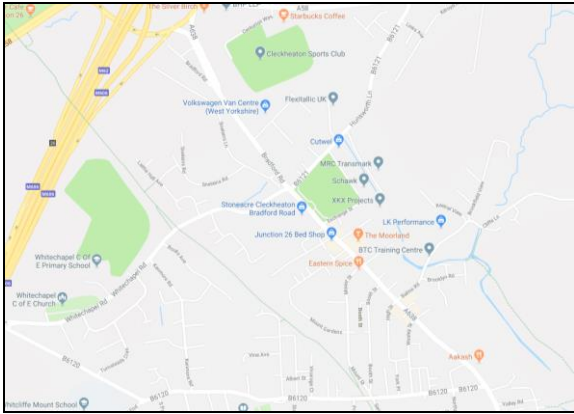
- Good quality two storey surplus office space providing private and general offices
- Strategically well located for easy access to M62 Junction 26 (being less than 1 mile)
- Benefitting from dedicated onsite car parking and ***immediately available for occupation***

**0113 2348999**

## Location

The property is on the northern side of Balme Road within the Spen Beck Business Park with occupiers including Status International and LK Performance. Balme Road connects to Bradford Road (A638) which leads to J26 of M62 motorway approximately 0.8 miles to the north west.

J26 links Leeds Whitehall Road (A58) and the M606 motorway. Cleckheaton is approximately half a mile to the south.



## Description

The premises comprise the front office section of Design House covering ground and first floor. The premises benefit from a large reception area and have a mixture of open plan and private offices over the two levels, together with kitchen and toilet facilities.



The premises are heated by way of central heating radiators and a boiler.

## Accommodation

Description	M <sup>2</sup>	(sq ft)
Ground floor office space	390.74	(4,303)
First floor	440.98	(4,747)
<b>Gross Internal Floor Area</b>	<b>840.73</b>	<b>(9,050)</b>

## Energy Performance Certificate

An Energy Performance Certificate (EPC) is available upon request.

## Rating

The premises are currently assessed for rating purposes as a whole with the remainder of the property with an RV of £99,000.

The surplus office space will need to reassessed upon occupation.

## Terms

The surplus office space is offered by way of a new lease for a term of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis plus site service charge.

## Rent

Only £7.50 psf.

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

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the completion 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2768/A/M**  
**Amended February 2019**

**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.