



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Ltd

TO LET

MODERN SINGLE STOREY WAREHOUSE/INDUSTRIAL UNIT

**UNIT 2 VULCAN WORKS, GRANGE ROAD
BATLEY, WEST YORKSHIRE, WF17 6LN**

1,406 m² (15,139 sq ft)



- Good quality single storey manufacturing/storage unit with internal offices and large shutter
- Strategically well located for access to both the M1 and M62
- Self contained car park/loading area to the front

0113 2348999

Location

Vulcan Works is located in a high profile position on Grange Road, which has witnessed significant infrastructure improvements over the last 15 years. Via Challenge Way, the premises are only a short distance from the main A653 Leeds Road which provides direct access to J28/M62 at Tingley and J40/M1 at Ossett/Wakefield - both being within approximately 3.5 miles.

In addition, Grange Road is only a short distance from the intersection of Rouse Mill Lane and the main Bradford Road – Batley's 'Golden Mile' – which provides excellent communications throughout the North Kirklees area.

Nearby occupiers on Grange Road include Puma, Oxfam and HSL.

Description

Vulcan Works comprises a part lofty brick built clad warehouse building with a modern steel framed metal clad extension. The premises have previously been occupied as a single entity although more recently have been self contained two units.

Unit 2 benefits from internally built two storey office/showroom space along with a large roller shutter loading door to the front. In addition, there is an externally positioned portacabin providing offices, toilets and canteen facilities.

Unit 2 has a surfaced forecourt area to the front (off Grange Road) providing loading and parking.

Accommodation

Unit 2 Vulcan Works

Warehouse (including g/f office)	1,231m ² (13,255 sq ft)
2 Storey office/showroom	89m ² (958 sq ft)
Portacabin office	86m ² (926 sq ft)

Unit 2 comprises an essentially open plan warehouse/workshop unit with large roller shutter loading door (to the front) along with internally built two storey office/showroom space. The property also benefits from office space & staff facilities in the external portacabin.

Gross Internal Floor Area 1,406m² (15,139 sq ft)

Services

We are advised Vulcan Works benefits from mains electricity, water and sewer drainage, along with electrical and lighting installations. However, none of the services or appliances referred to herein have been tested and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council Unit 2 Vulcan Works is assessed at Rateable Value £43,250.

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 the Local Authority, Kirklees MC on Tel 01484 221000.

Energy Performance Certificate (EPC)

We are advised the warehouse is assessed with a C rating (75) and the offices an F rating (127).

A copy of the Energy Performance Certificate is available upon request.

Lease Terms

Unit 2 Vulcan Works is made available by way of a new lease for a term of years to be agreed, incorporating three yearly rent reviews, on an effectively full repairing and insuring terms.

Rent

£49,500 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised and minimise legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Eddisons
Matthew Jennings
John Padgett

Tel: 01274 734101
matthew.jennings@eddisons.com
john.padgett@eddisons.com

Our Ref: 0424/A/M
April 2019

Subject to Contract



Michael Steel & Co
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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.