



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET (may sell whole)

**STRATEGICALLY LOCATED
MODERN MANUFACTURING
STORAGE & OFFICE UNIT**

**UNITS 1 & 2 BECKVIEW BUSINESS PARK, off A62 LEEDS ROAD,
HUDDERSFIELD, HD2 1UR**

915m² (9,854 sq ft) plus mezzanine



- Modern single storey industrial/warehouse premises including significant office space
- Strategically located just off main A62 Leeds Rd which connects Huddersfield town centre with J25 of M62 (Brighouse)
- Benefitting from good onsite loading and car parking, with the potential to purchase the long leasehold interest in the whole site

0113 2348999

Location

Beckview Business Park is situated at Bradley Junction immediately off the main A62 Leeds Road. The premises are approximately 3 miles north east of Huddersfield town centre being within 2 miles of junction 25 of the M62 at Brighouse (to the north east).

Leeds Road continues to be exceptionally busy with various car showrooms, trade occupiers and industrial units with nearby occupiers including Extract Technology Ltd, Mamas & Papas, C&J Antich (Fine English Tailors), F & G Commercial along with various main car franchises including Audi and Mercedes.

Description

Beckview Business Park comprises a single storey steel frame warehouse and manufacturing facility clad in insulated metal decking to external elevations and roof which incorporates Perspex roof lights. External elevations are partially brick faced and the premises include a large roller shutter loading door and good office content.

The premises provide industrial/manufacturing space with concrete floors throughout and gas fired heating/three phase electricity. The premises include internally built office space, accessed to the front, in addition to first floor mezzanine of 72m² (777 sq ft).

Externally Beckview Business Park benefits from a central surfaced yard area providing turning and car parking (approximately 12 designated car parking spaces) and the site is self contained with the three units (including Units 1 & 2 as one unit).

Accommodation

Ground floor 914.64m² (9,845 sq ft)

Comprising industrial workshop/storage space including loading bay/access in addition to internal partitioning to create large general office, various small private offices, two meeting rooms, staff area along with toilets.

First floor 72.22m² (777 sq ft)

Mezzanine office/storage space

Gross Internal Floor Area (including mezzanine) 986.86m² (10,622 sq ft)

Rating

We are verbally advised by Kirklees MC the premises are assessed at rateable value £ 43,000.

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request.

Lease Terms

Units 1 and 2 Beckview Business Park is made available by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on a full repairing and insuring basis plus service charge.

Rent

£59,500 per annum exclusive.

The rent is payable quarterly in advance.

Price

The vendors may consider a disposal of their long leasehold interest in the whole site, including Units 3 and 4 – which cumulatively generate a current income of £10,400 per annum exclusive – at a price in the region of £950,000.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting, the incoming tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
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Our Ref: 1794/A/M
April 2019

Subject to Contract



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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.