



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Wharfedale Ltd

TO LET

**PROMINENT GROUND FLOOR
OFFICE SUITE WITH **

**COLBECK HOUSE (GROUND FLOOR),
COLBECK ROW, A652 BRADFORD ROAD, BIRSTALL,
WEST YORKSHIRE, WF17 9NR**

222.92 m² (2,400 sq ft) gross



- Large ground floor office suite providing private and general offices
- Located in a prominent position adjacent main A652 Bradford Road only a short distance from intersection with A62 Leeds Road
- Benefitting from immediate availability and onsite car parking

0113 2348999

Location

Colbeck House is situated with a prominent frontage to the main A652 Bradford Road only a short distance from the exceptionally busy intersection with the A62 Leeds Road at Birstall Smithies. The property is accessed off Bradford Road via Colbeck Row.

Accordingly, the property is well located for not only access throughout the North Kirklees area via Bradford Road and the A62 Huddersfield to Leeds Road, but is also less than 2 miles from Junction 27 of the M62 and approximately 3 miles from Chain Bar roundabout (Junction 26 of M62 and intersection with the M606).

Description

Colbeck House comprises a reconstituted stone built two storey office building built in circa 1980, though subsequently upgraded to offer good quality centrally heated office space. The first floor is occupied and the ground floor has recently been vacated.

Externally the building benefits from a large surfaced car park to the front in addition to further car parking to the rear (shared parking on site).

Accommodation

Ground floor 222.92m² (2,400 sq ft) gross

Comprising two large general offices with a series of private offices and storage off, in addition to kitchen, ladies, gents and disabled toilet provisions.

Gross Internal Floor Area 222.92m² (2,400 sq ft)

Services

We are advised mains water, sewer drainage, electricity and gas are connected to the property in addition to individual appliances including gas fired central heating boiler and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally informed through our enquiries of the Valuation Office website the premises as assessed with the following RV:-

Office & Premises £16,250

The National Uniform Business Rate for 2019/20 is 49.1p 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 Metropolitan Borough Council Tel: 01484 221000.

Energy Performance Certificate

We are advised the EPC rating is D (79).

Lease Terms

The vacant ground floor office suite at Colbeck House is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed (plus service charge, if applicable).

Rent

£17,250 per annum exclusive.

The rent to be paid 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 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 if appropriate 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

Hanson Chartered Surveyors
Phil Deakin

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Our Ref: 2278/A/M
May 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.