



Michael Steel & Co
PROPERTY CONSULTANTS

DUE TO RELOCATION

FOR SALE

HIGHLY PROMINENT INDUSTRIAL PREMISES WITH OFFICES

**491 BRADFORD ROAD, BATLEY,
WEST YORKSHIRE, WF17 8LQ**

1,773m² (19,077 sq ft) on 0.39 acres



- Single storey industrial premises with good quality two storey offices
- Strategically located in high profile position on main A652 Bradford Road
- Part income producing from shop unit with car park to the front

0113 2348999

Location

The premises are situated on the main A652 Bradford Road at its junction with Thomas Street only a short distance from Batley town centre and approximately 2 miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford via Birstall and allows access to the majority of the main arterial routes serving the North Kirklees/Heavy Woollen District.

The A652 Bradford Road's junction with the main A62 Leeds Road is less than 2 miles to the north and provides direct access to both junctions 25 and 27 of the M62 (at Brighouse and Birstall) respectively). The junctions of the M62 along with junction 26 at Cleckheaton are all within a 7-mile radius and junction 40 of the M1 is within 10 miles.

Description

The premises are the former Sandoms shopfitting manufacturing base and offices. At the front is a two-storey brick-built office block with a hipped clay tiled covered roof. To the side is a single storey extension also with a clay tiled covered roof. The extension houses a retail unit and further first floor offices within the roof space with Velux windows.

To the rear are single storey brick built industrial premises with an eaves of 4.8m with roller shutter doors off Thomas Street. The industrial space has canteen and toilet facilities and incorporates two mezzanine areas. There are 5 gas powered Ambi Rad suspended heaters.

Total site area **0.16 ha (0.39 acres) or thereabouts**

Accommodation

Ground floor offices 149.35m² (1,608 sq ft)

First floor offices 140.67m² (1,600 sq ft)

There is a reception area and general office on the ground floor plus three private offices and kitchen and toilet facilities with gas fired central heating. The first floor has general office boardroom together with shower room and toilet facilities. There is air conditioning to the first floor.

Work space 1,174.02m² (12,637 sq ft)

Mezzanine 101.83m² (1,096 sq ft)

Mezzanine 99.73m² (1,074 sq ft)

Gross Internal Floor Area **1,673.61m² (18,015 sq ft)**

Services

We are informed the premises benefit from all mains services including three phase electricity, gas, water and sewer drainage along with space heating to the works and central heating to the offices (both gas fired). However, no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are informed by Kirklees MC the premises are assessed for rates as follows: -

Factory & Premises RV £22,250

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

Prospective 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

The property has an Energy Performance Certificate dated 23 July 2018 with an EPC rating of E (113).

Tenancy

Part of the ground floor (front retail unit) of 99m² (1,062 sq ft) is let by way of a 3 year lease expiring September 2019 with a current passing rent of £10,800 per annum exclusive.

Price

Offers in the region of £795,000.

VAT

All prices and rents are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 2893/A/M
August 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.