



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

TO LET

SINGLE STOREY FACTORY/ WAREHOUSE WITH OFFICES

**UNIT 1 HORBURY BRIDGE MILLS, OFF BRIDGE ROAD,
HORBURY BRIDGE, WAKEFIELD, WF4 5RW**

698 m² (7,512 sq ft)



- Good quality single storey factory/warehouse unit
- Conveniently located just off main A642 Bridge Road and less than 2 miles from J40 M1
- Benefitting from internal office and ancillary provisions

****IMMEDIATELY AVAILABLE FOR OCCUPATION****

0113 2348999

Location

Horbury Bridge Mills is situated in the centre of Horbury Bridge with access to the site on the junction of Bridge Road with Storrs Hill Road (adjacent the cricket ground). This junction is only a short distance from the A642 Bridge Road which connects Wakefield Road with Horbury Road linking Huddersfield town centre with Wakefield city centre.

The premises enjoy good access to the M1 with junction 39 and junction 40 being two miles to the south east and north east respectively. Nearby occupiers including Huws Gray Builders Merchants and Traditional Stone & Slate.

Description

Unit 1 Horbury Bridge Mills comprises a part brick part stone built former mill building under a pitched asbestos roof supported on timber trusses incorporating roof lights. The property benefits from a concrete floor and a single roller shutter access door.

Externally the premises benefit from loading provisions to the front along with parking within the multi occupied estate.

Accommodation

Factory/warehouse 697.89m² (7,512 sq ft)

The property comprises a single storey workshop/storage unit benefitting from internal partitioning providing both general and private offices along with ancillary facilities (including toilets and a kitchenette area).

Gross Internal Floor Area 697.89m² (7,512 sq ft)

Services

We are advised Horbury Bridge Mills benefits from mains electricity, gas, water and sewer drainage in addition to heating and sodium/fluorescent lighting installations. 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 advised by Wakefield Council the premises are assessed as follows:-

Warehouse & Premises RV £18,250

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, Wakefield Council Tel: 01924 306090.

Energy Performance Certificate

An Energy Performance Certificate can be made available upon request.

Lease Terms

The premises are now immediately available for occupation by way of a new tenants full repairing and insuring lease, for a period of 3 years or multiples thereof, incorporating three yearly rent reviews.

Rent

£30,000 per annum exclusive.

The rent is 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 incurred in the completing of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 1768/A/M
October 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.