



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

BRAND NEW HIGH QUALITY WAREHOUSE/INDUSTRIAL UNIT

**C42 CARLINGHOW MILLS, BRADFORD ROAD, BATLEY,
WEST YORKSHIRE, WF17 8LN**

780m² (8,396 sq ft)



- Brand new recently completed warehouse/industrial unit with large roller shutter loading door
- Situated within the highly successful Carlinghow Mills being immediately off the main A652 Bradford Road
- Benefitting from onsite car parking and ***immediately available for occupation***

0113 2348999

Location

Carlinghow Mills is situated on the main A652 Bradford Road immediately opposite the Amco car wash equidistant between Dewsbury town centre and the intersection of the A652 with the main A62 Leeds Road.

The site benefits from convenient access to the majority of arterial routes serving the North Kirklees area and in particular the regional motorways.

Junction 27 of the M62 – which includes the highly successful Birstall Retail Park – and junction 28 (Tingley) of the M62 are situated within 3 miles to the north and north east respectively. The property also enjoys convenient access to the M1 motorway with junction 40 and 41 to the east.

Description

Carlinghow Mills comprises a substantial industrial and warehouse complex being a series of part single storey part multi storey brick and stone built workshop, stores, showrooms and office space. The property has been split to create a successful multi occupied complex including circulation space, vehicle loading and onsite parking including the creation of some brand new industrial/warehouse units (as per Unit C42).

Carlinghow Mills benefits from both staircase and lift access within the multi storey sections.

Accommodation

C42 Carlinghow Mills 780m² (8,396 sq ft)

Comprising a brand new lofty single storey industrial/warehouse unit with two loading doors and ancillary provisions.

Gross Internal Floor Area 780m² (8,396 sq ft)

Services

We are advised Carlinghow Mills benefits from mains electricity, water and sewer drainage in addition to individual appliances including 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.

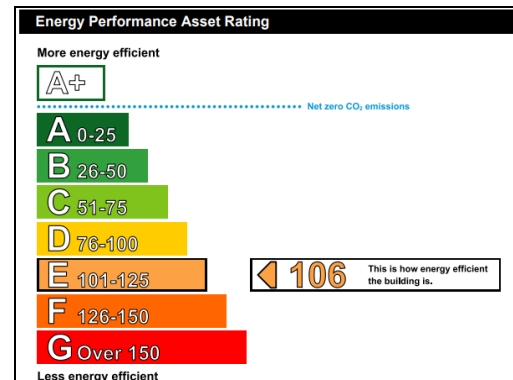
Rating

We are verbally advised by Kirklees MC that Unit C42 will need to be assessed upon occupation.

The National Uniform Business Rate for 2019/20 is 50.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The EPC below relates to Unit C47.



EPC's are available for all units upon request.

Lease Terms

Unit C42 is made available by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, plus site service charge.

Rent

C42 £50,000 per annum exclusive

All rents are 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 incurred in the preparation of the 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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Our Ref: 2475/A/M
Updated January 2020

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.