Michael Steel & Co PROPERTY CONSULTANTS

TO LET (may split)

HIGHLY PROMINENT BRAND NEW INDUSTRIAL/WAREHOUSE UNIT

SHERWOOD BUSINESS PARK, WAKEFIELD ROAD, BRIGHOUSE, WEST YORKSHIRE, HD6 1PE

Units 2 - 4 1,074m² (11,564 sq ft)



- Brand new highly prominent industrial/warehouse unit available from February 2020
- Exceptionally busy main road frontage to A644 Wakefield Road (linking J25 M62 to Brighouse town centre)
- Benefitting from onsite car parking and immediately adjacent Travis Perkins

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Location

Sherwood Business Park is located with a highly prominent frontage to the exceptionally busy A644 Wakefield Road a main arterial route linking Brighouse town centre with J25 of the M62 (approximately 1 mile from the site).

The property is next door to Travis Perkins and only a short distance from Myers Building Supplies with, to the rear, the long established industrial and trade counter location of Armytage Road Industrial Estate. Armytage Road Industrial Estate includes British Car Auctions, Koso Kent Introl along with Brighouse Trade Park (occupiers including ScrewFix and Power Save).

Description

The building has recently been constructed to provide a highly prominent steel portal framed industrial/warehouse building being part brick part insulated clad under a pitched insulated clad roof incorporating perspex roof lights.

The building has been constructed to provide flexibility and the potential to split into 3 separate units (although the landlords preference is for a single tenant). Adjacent Units 2-4 - also benefitting from frontage to Wakefield Road – is proposed Unit 5 (which will extend to $165m^2$ (1,773 sq ft) or thereabouts once constructed).

The new build accommodation benefits from access off both Sherwood Road and the main Wakefield Road to provide onsite loading and vehicle parking.

Accommodation

Units 2- 4 1,074.32m² (11564 sq ft)

Capable of being split into 3 units with separate roller shutter loading doors and ancillary facilities.

Proposed Unit 5 164.71m² (1,773 sq ft)

Gross Floor Area (Unit 2-4) 1,074m² (11,564 sq ft)

Services

The new unit benefits from mains water, sewer drainage and electricity (up to 75 kva). 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

The new premises will need to be reassessed upon occupation.

Planning

We are advised the planning consent obtained falls within classes B1, B2 and/or B8 of the Use Classes Order 1987 (as amended).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 288001.

EPC

The premises will require inspecting and assessing upon practical completion.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed subject to the site service charge.

Rent

Upon application.

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 a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co	Tel: 0113 234 8999
Alec Michael	alec@michaelsteel.co.uk
Ben Preston	ben@michaelsteel.co.uk

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Jason Metcalfe	jason@metcalfecommercial.co.uk

Our Ref: 0653/A/M Updated January 2020

Subject to Contract



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.