



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INDUSTRIAL UNIT & OFFICES

**1 FAIRWAY INDUSTRIAL ESTATE, THE GREEN,
BIRSTALL, BATLEY, WF17 9QA**

238m² (2,567 sq ft) on 0.189 ha (0.46 acres)
Plus land of 0.234 ha (0.58 acres)

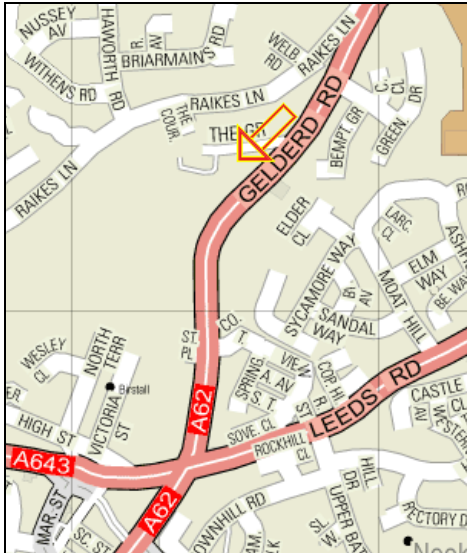


- Prominent main road position (Gelderd Road A62)
- Secure site
- Additional useful land

0113 2348999

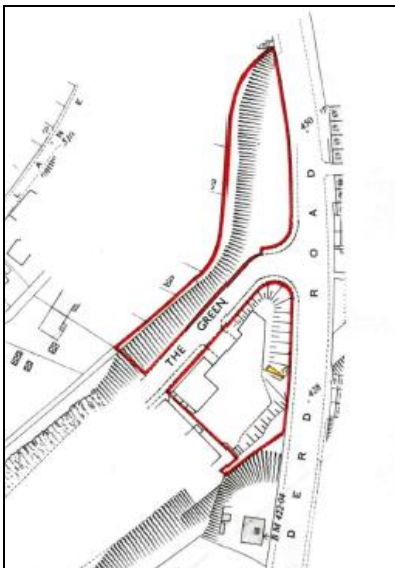
Location

The premises are located on the western side of Gelderd Road (A62) close to its intersection with Leeds Road (A643) on The Green. The property is approximately 1.5 miles south west of junction 27 of M62. Leeds is approximately 7 miles to the north east and Bradford is approximately 10 miles to the north west.



Description

The property comprises a steel frame warehouse with two storey brick clad offices attached. There is a concrete surfaced yard and the property has palisade fencing.



Accommodation

The building accommodation is summarised as follows:-

Warehouse	83.64m ² (900 sq ft)
Mezzanine	49.73m ² (535 sq ft)
Ground Floor Offices	77.03m ² (829 sq ft)
First Floor Offices	28.08m ² (303 sq ft)
Total	238.48m² (2,567 sq ft)

The site area is 0.189 ha (0.46 acres). In addition there is a further piece of land on the opposite side of The Green totalling 0.234 ha (0.58 acres).

Tenure

Freehold.

Services

Mains electricity, water and drainage are connected to the property. Prospective purchasers should satisfy themselves with regard to the condition and capacity of utilities and building installations.

Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Workshop & Premises	RV £13,000
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Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request.

Price

£240,000.

VAT

The price is exclusive of VAT if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker
Ben Preston
Our Ref: 2937/A/RB
January 2020

Tel: 0113 234 8999
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Subject to Contract



Michael Steel & Co
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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.