



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Essential By Design Ltd

TO LET

BRAND NEW STRATEGIC CONTEMPORARY OFFICES

**ESSENTIAL ENTERPRISE VILLAGE,
FIELDHEAD LANE, BIRSTALL,
WEST YORKSHIRE, WF17 9BN**

Enterprise House 122m² (1,314 sq ft)
Village House 337m² (3,630 sq ft)



- High quality brand new office space within recently constructed scheme
- Strategically located just off main A650 Drighlington bypass which leads directly to junction 27 M62 (intersection with M621)
- Located on substantial secure site with good onsite parking

0113 2348999

Location

Essential Enterprise Village is located on the eastern side of Fieldhead Lane which is accessed off the main A650 Drighlington bypass. The property is visible to the M62 motorway (between J26 and J27) and only a short distance from Birstall town centre.

The Drighlington bypass/Bradford Road (A650) leads directly to J27 of M62 and its connection with the M621 (leading directly into Leeds city centre). Leeds city centre is located approximately 5 miles to the north.

Description

Essential Enterprise Village comprises a high quality commercial/office scheme within 3 buildings with the majority of space occupied by Essential Healthcare. The vacant space is situated within Enterprise House and Village House which are both high quality purpose built office/commercial buildings offering high quality accommodation.

Both Enterprise House and Village House are brand new buildings being two storey utilising contemporary materials and featuring stylish design.

Accommodation

Enterprise House first floor office space	122m ² (1,314 sq ft)
Village House first floor offices	337m ² (3,630 sq ft)



Both office suites are served by passenger lifts and have perimeter trunking. Both benefit from LED lighting within the suspended ceiling and high quality carpeting with both buildings having modern toilet facilities.

Car Parking

Enterprise House is offered with 5 allocated car parking spaces within the large surfaced car park on site with Village House offered with 14 allocated car parking spaces.

Additional car parking can be offered to tenants (at further cost).

Net Internal Floor Area 122 - 337m² (1,314 – 3,630 sq ft)

Services

We are advised mains electricity, water and drainage are connected to Essential Enterprise Village along with individual installations including air conditioning and 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.

Non Domestic Rating

Each suite will need to be assessed for rating purposes upon occupation.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

Essential House has an Energy Performance Certificate rating of A (25).

Village House has an Energy Performance Certificate rating of B (27).

Lease Terms

The vacant space at Essential Enterprise Village is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed (plus the site service charge).

Rent

Upon application.

VAT

The quoting rent is exclusive of VAT if applicable.

Legal Costs

The ingoing tenant to be responsible for landlords 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
Richard Barker

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Our Ref: 2954/A/M
February 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.