



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**STRATEGICALLY LOCATED
MODERN WAREHOUSE/
INDUSTRIAL UNITS**

**UNIT 3 THE BASKET WORKS, 172 WAKEFIELD ROAD,
OSSETT, NEAR WAKEFIELD, WF5 9AQ**

478 m² (5,141 sq ft)



- Modern open plan industrial/warehouse unit
- Superbly located adjacent junction 40 M1 Wakefield/Ossett on main A638 Wakefield/Dewsbury Road
- Good onsite parking and loading facilities

****IMMEDIATELY AVAILABLE****

0113 2348999

Location

The Basket Works are located in an exceptionally high profile position just off the main A638 Dewsbury Road dual carriageway ('mad mile') with principal access off the B6129 Wakefield Road. The property is less than ¼ a mile to the west of junction 40 of M1 and approximately ½ a mile north east of Ossett town centre.

The Basket Works benefits from strategic access to the North of England being adjacent junction 40 of M1 but also easily accessible to the intersection of the M1 with the M62 motorway.

Description

The Basket Works comprises a multi occupied industrial/warehouse complex with showroom space to the front occupied by JB Furniture. There are a number of modern single storey industrial/warehouse buildings to the rear, which are accessed off the main Wakefield Road, with occupiers including Remgold Ltd.

Externally the site benefits from good onsite circulation space, vehicle loading along with car parking.

Accommodation

Unit 3 The Basket Works comprises a modern single storey steel portal framed industrial/warehouse unit being metal clad under a pitched metal decking roof with perspex roof lights and a concrete floor.

The unit comprises an open plan warehouse/industrial space with a manually operated loading door to the front and good eaves height (approximately 6.2m).

The premises benefit from internal partitioning to form a private office along with toilet facilities.

Gross Internal Floor Area 477.64m² (5,141 sq ft)

Services

We are advised The Basket Works benefits from a connection to mains water, electricity and sewer drainage in addition to individual appliances including fluorescent 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.

Energy Performance Certificate

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

Rating

We are verbally advised by Wakefield Council that the premises are presently assessed along with Unit 4 The Basket Works with a cumulative RV of £57,000.

The premises will require to be reassessed upon occupation (or duly apportioned between the units).

The National Uniform Business Rate for 2020/21 is 49.9p 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 City Council Tel: 01924 306090.

Lease Terms

Unit 3 The Basket Works is presently held by way of a 6 year lease commencing March 2018 along with Unit 4 The Basket Works.

The premises are offered by way of a sublease (over Unit 3 until) until expiry of the head lease on or around March 2024. Alternatively a new longer lease could be available direct with the landlord subject to lease length and covenant.

Rent

Commencing rent £23,150 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are prices are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for all reasonable legal costs incurred in the competing of any sub lease or new lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1979/A/M
June 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.