



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL & OFFICE UNITS

**UNITS 1, 2 & 3 CALDER WHARF WORKS,
HUDDERSFIELD ROAD, RAVENSTHORPE,
DEWSBURY, WF13 3JW**

458.88 – 1,418.16m² (4,907 – 15,265 sq ft)



- Modern single storey units with parking
- Flexible accommodation (with potential to tailor to occupier requirements)
- Located off the main A64 Huddersfield Road

0113 2348999

Location

Calder Wharf Works is located in the centre of Ravensthorpe off the main A644 Huddersfield Road which provides excellent communications throughout North Kirklees. The motorway network is accessible at junction 25 of M62 (Brighouse - approximately 5 miles to the west) and J40 of M1 (Ossett) – approximately 5 miles to the east.

Description

Units 1, 2 and 3 Calder Wharf Works comprise a terrace of modern steel portal framed industrial/warehouse units which have been occupied as a whole but capable of division to form separate units which we envisage being let as Units 1/3 – comprising adjacent and interconnecting warehouse buildings, two leading door4s, fluorescent sodium and LED lighting.

Unit 2 with internal two storey concrete blockwork partitioning forming offices with central heating pipes and radiators, electrical, sodium and LED lighting, two suspended space heaters, sectional steel loading door.

Accommodation

The accommodation is summarised as follows:-

Unit	Floor	Description	M ²	(sq ft)
1	SS	Warehouse	278.50	(2,998)
3	SS	Warehouse	455.58	(4,907)
		Total	734.38	(7,905)
2	FF	Offices	69.69	(750)
	GF	Warehouse & offices	614.00	(6,610)
		Total	683.78	(7,360)

Eaves height (to the underside of the steel portal frame haunch) 5.3m.

Services

Mains water, electricity, gas and drainage are connected to the property. No tests have been carried out and prospective tenants must satisfy themselves with regard to the condition and/or capacity. It is envisaged, in the event of the units letting separately, there will be an arrangement for sub meter supplies.

Rating

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

Unit 1 Warehouse & Premises	RV £14,500
Unit 2 Workshop & Premises	RV £24,750
Unit 3 Warehouse & Premises	RV £16,259

The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

EPC's are available upon request.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease plus service charge.

In the event of Units 1, 2 & 3 letting as a whole we envisage a rent in the order of £57,250 per annum. In the event of the properties dividing we envisage rents as follows:-

Units 1 & 3	£29,650 per annum
Unit 2	£29,500 per annum

The rents to be payable monthly in advance exclusive of business rates, utilities and estate service charge for the maintenance and upkeep of common parts – which is estimated to be in the order of £35p psf.

Unit 7 Calder Wharf Works

The office unit (number 7) extends to 1,800 sq ft and is positioned close to Units 1, 2 & 3 (on the opposite side of the yard) and also available at a rent of £7,750 per annum exclusive.

VAT

The rent is quoted exclusive of VAT if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
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Our Ref: 2938/A/S
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.