



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **LOW COST OFFICE**

**UNIT 7 CALDER WHARF WORKS,  
HUDDERSFIELD ROAD, RAVENSTHORPE,  
DEWSBURY, WF13 3JW**

167.22m<sup>2</sup> (1,800 sq ft)



- **Single storey office**
- **Immediately available on flexible terms**
- **Conveniently located just off main A644 Huddersfield Road**

**0113 2348999**

## Location

Calder Wharf Works is situated just off the main A644 Huddersfield Road in the centre of Ravensthorpe. The A644 provides excellent communications throughout North Kirklees and with access to the motorway network at junction 25 of M62 at Brighouse (approximately 5 miles to the west) and junction 40 of the M1, a similar distance to the east.

## Description

Single storey self contained office with partitioning forming a series of private offices with kitchen and WCs.

The property extends to a total internal floor area of 167.22m<sup>2</sup> (1,800 sq ft).

## Services

Mains water, electricity, gas and drainage are connected to the property. The services and installations have not been tested and we are unable to comment as to their condition or capacity.

## Rating

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

Office & Premises	RV £7,000
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As a property with a rateable value of less than £12,000 a qualifying tenant will not pay business rates.

## Energy Performance Certificate

The property has an EPC energy performance asset rating of E (117).

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## Rent

£7,794 per annum exclusive.

The rent is payable monthly in advance exclusive of business rates (if any), building insurance, utilities and site service charge.

## VAT

The rent is quoted exclusive of VAT.

## 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:-

<b>Michael Steel &amp; Co</b>	<b>Tel: 0113 234 8999</b>
<b>Andrew Steel</b>	<a href="mailto:andrew@michaelsteel.co.uk">andrew@michaelsteel.co.uk</a>
<b>Ben Preston</b>	<a href="mailto:ben@michaelsteel.co.uk">ben@michaelsteel.co.uk</a>

**Our Ref: 2938/A/S**  
**Updated June 2020**

**Subject to Contract**



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**www.michaelsteel.co.uk**

**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.