



Michael Steel & Co  
PROPERTY CONSULTANTS

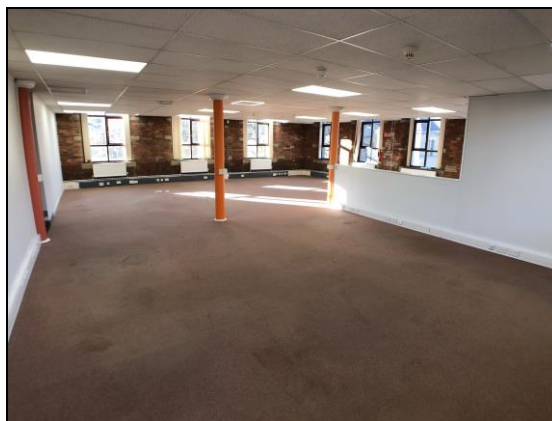
On the Instructions of St Gobain

**TO LET**

**STRATEGICALLY LOCATED  
GOOD QUALITY OFFICE SUITE  
WITH ONSITE **

**THIRD FLOOR – PARKVIEW HOUSE, WOODVALE OFFICE PARK,  
BRADFORD ROAD, BRIGHOUSE,  
WEST YORKSHIRE, HD6 4AB**

524m<sup>2</sup> (5,649 sq ft) net



- Good quality office suite within attractive building on successful Woodvale Office Park
- Strategically well located only a short distance from Brighouse town centre and within 1 mile of Junction 25 of M62
- Benefitting from internal passenger lift and onsite parking

***Immediately Available for Occupation***

**0113 2348999**

## Location

Parkview House forms part of the successful Woodvale Office Park, being within walking distance of Brighouse town centre in a parkland setting.

Woodvale Office Park is accessed immediately off the A641 Bradford Road and the property is located only 1 mile from Junction 25 of M62 providing strategic links across the North of England. The site is also only a short distance from a large Tesco superstore.

## Description

The vacant accommodation comprises third floor with part lower ground floor of a three storey former mill building which has been comprehensively refurbished to provide good quality office accommodation including original stone features and internal passenger lift accessed from ground floor.



Woodvale Office Park benefits from a substantial surfaced car park and the vacant suite benefits from 20 car parking spaces therein.

## Accommodation

Third floor 458m<sup>2</sup> (4,934 sq ft)

The third floor comprises predominantly open plan office space with some internal partitioning to provide various private offices, kitchen, meeting room and toilets with the majority benefitting from suspended ceilings, recessed lighting, exposed brickwork and a central heating system (with boiler).

Lower ground floor 66m<sup>2</sup> (715 sq ft)

Providing storage provision.

**Net Internal Floor Area 524m<sup>2</sup> (5,649 sq ft)**

## Services

We are advised Parkview House benefits from all mains services including sewer drainage, water, electricity and gas in addition to individual appliances including lighting and heating. 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.

## Rating

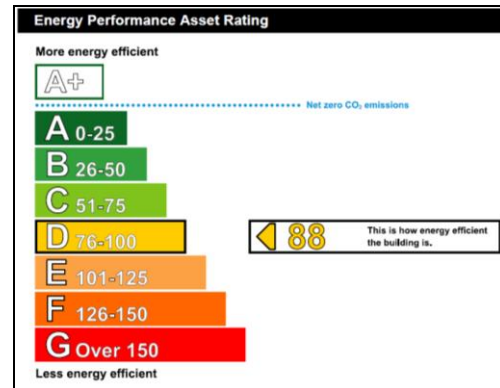
We are advised by the Valuation Office website the premises are assessed as follows:-

Third Floor Office & Premises RV £47,500  
Lower Ground Floor Store & Premises RV £1,030

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, Calderdale Council Tel: 01422 357257.

## EPC



## Lease Terms

The premises are held by way of a lease expiring June 2023 on an effectively full repairing and insuring basis plus the site service charge.

Applications for a new lease will be considered by the landlord alternatively a sublease or assignment of the existing lease until expiry in 2023.

## Rent

On application.

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

## VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

## Legal Costs

The ingoing tenant to be responsible for all parties reasonable legal costs incurred in the completing of any agreement.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
Alec Michael  
Richard Barker

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Walker Singleton**  
Michelle Dobson

Tel: 01422 430000  
[michelle.dobson@walkersingleton.co.uk](mailto:michelle.dobson@walkersingleton.co.uk)

**Our Ref: 3011/A/M**  
**October 2020**

**Subject to Contract**



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**0113 2348999**  
**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.