



Michael Steel & Co
PROPERTY CONSULTANTS

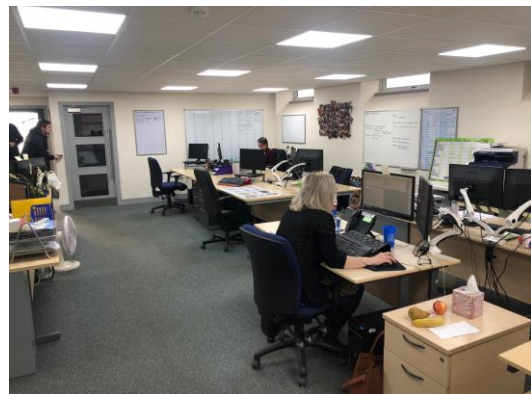
On the instructions of Darren Smith Builders Ltd

TO LET on flexible terms

REFURBISHED GROUND FLOOR OFFICES WITH **P**

**CROSSLEY WOODS, CROSSLEY LANE,
MIRFIELD, WEST YORKSHIRE, WF14 0NX**

89 m² (954 sq ft)



- Recently refurbished ground floor office suite with separate meeting room
- Conveniently located in semi rural location just off Sunnybank Road
- Benefitting from onsite parking and *available for immediate occupation*

0113 2348999

Location

Crossley Woods is situated on Crossley Lane which connects Northorpe Lane (off Shilbank Lane) with the busy Sunnybank Road near Chelles Cafe. Sunnybank Road leads directly to its intersection with the exceptionally busy A62 Huddersfield to Leeds Road.

Mirfield is strategically well located being easily accessible for both Huddersfield and North Kirklees, in addition to the motorway network. Junction 25 of M62 at Brighouse is accessed via the A62 Huddersfield to Leeds Road (via Cooper Bridge).

Description

Crossley Woods comprises a part single part two storey recently refurbished commercial and office complex providing a series of office suites and storage units with a range of sizes. Suite 4 comprises the ground floor of a two storey section being brick built under a pitched roof.

Externally Crossley Woods benefits from a surfaced car park providing parking provisions for tenants. There is also the possibility of overflow parking nearby (by way of a separate arrangement).

Accommodation

Suite 4 89m² (954 sq ft)

Suite 4 comprises a ground floor essentially open plan office with suspended ceiling and recessed lighting. The suite is heated by way of underfloor heating and there is partitioning to provide a separate private office/meeting room and kitchen facilities.



On site at Crossley Wood there are shared toilet facilities.

Gross Internal Floor Area 89m² (954 sq ft)

Services

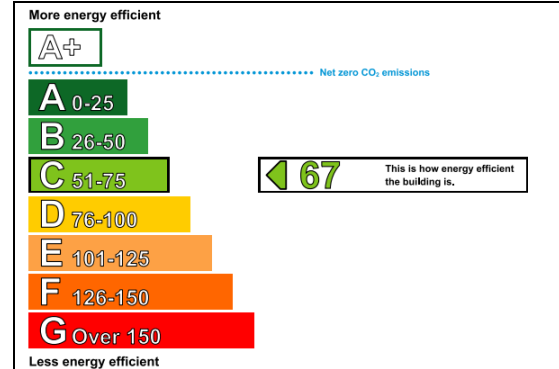
We understand Crossley Woods benefits from mains water, sewer drainage and electricity in addition to independent appliances including underfloor heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

Through our enquiries of the Valuation Office we are advised the premises require to be re-assessed upon occupation.

The National Uniform Business Rate for 2020/21 is 51.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

The suite is offered by way of a new agreement for a period to be agreed on an effectively internal repairing basis only.

Rent

Only £945 per calendar month inclusive (excluding non domestic rates).

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The landlord has a standard tenancy agreement with the ingoing tenant to be responsible for any costs incurred in completion.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 2969/A/M
Updated February 2021

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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.