



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FLEXIBLE OFFICE/ COMMERCIAL UNITS

**PONDEROSA PARK, SMITHIES LANE,
OFF STATION LANE, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0PR**

79m² - 557m² (852 sq ft - 5,991 sq ft)



- High quality office/commercial and workshop units with majority occupied
- Substantial onsite parking within surfaced car park
- Occupation immediately available with flexible size suites potentially suitable for leisure uses (STP)

0113 2348999

Location

Ponderosa Park is situated on the outskirts of Heckmondwike town centre with immediate access off Smithies Lane, close to its junction with Station Lane. Smithies Lane leads up to the renowned visitor centre and farm, Ponderosa, which also benefits from high quality restaurant facilities.

The main A62 Leeds to Huddersfield Road is located less than one mile from Smithies Lane providing excellent access throughout north Kirklees/Heavy Woollen district. Junction 25, 26 and 27 of the M62 are all within a 6 mile radius and Junction 40 of the M1 is approximately 15 minutes to the east.

Description

Ponderosa Park provides a high quality office and business environment with suites from as little as 525 sq ft and an excellent surfaced communal car parking provision.



The complex offers significant flexibility and is arranged in 2, 3 and 4 storey modern uniquely styled buildings.

Accommodation & Rent

Ponderosa Park provides a combination of ground, first and second floor office/business units along with industrial/storage/commercial space at lower ground floor (with ground level access to the rear).

Current availability:-

Suite/Unit	m ²	(sq ft)	Rent
4F (First Floor)	87	(933)	Only £135 pwx
7F (Ground Floor)	85	(910)	Only £135 pwx
7S (Second Floor)	85	(910)	Only £135 pwx
11F (Ground Floor)	81	(868)	Only £135 pwx
16F (First Floor)	90	(970)	Only £135 pwx
12G - 14G (Ground Floor)	80 - 283	(862 - 3,050)	£23,000 pax
12F - 14F (First Floor)	79 - 273	(852 - 2,941)	£23,020 pax

The space within 12G to 14G and 12F to 14F is capable of being split subject to occupier requirements.

Suites/units available from **80m² (868 sq ft)**
up to **557m² (5,991 sq ft)**

Services

Ponderosa Park benefits from all main services including gas, electric, sewer drainage and water in addition to individual appliances. However, no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council that some of the units have been assessed (as follows) but the remainder will need to be assessed upon occupation:-

Suite 7F	£7,600
Suite 7S	£4,850
Suite 11F	£6,800

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, Kirklees MC 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Terms/Rent

See adjacent accommodation/rent schedule with space available on flexible terms plus the site service charge.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Holroyd Miller & Co
Jonathan Kidd

Tel: 01924 465671

Our Ref: 0332/A/M
Updated March 2021

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.