



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Nivlac Investments Ltd

TO LET

HIGH QUALITY TRADE WAREHOUSE/INDUSTRIAL UNIT

**UNIT 3 BRIGHOUSE TRADE PARK, ARMYTAGE ROAD
INDUSTRIAL ESTATE, J25 M62, BRIGHOUSE, HD6 1QZ**

367m² (3,953 sq ft)



- Strategically located with high profile frontage to main estate road and only ½ a mile from J25 M62
- Occupiers including ScrewFix, James Hargreaves Plumbers Merchants and Powersaver
- Benefitting from onsite car parking and immediately available for occupation

0113 2348999

Location

Brighouse Trade Park is excellently located in a highly prominent position on Armytage Road Industrial Estate in Brighouse. The main estate road links Brighouse town centre – adjacent Sainsburys supermarket – with J25 of the M62, both being within a ½ mile to the west and east respectively.

Brighouse Trade Park is strategically positioned for access throughout the North of England being only a short distance from J25 of M62 which provides good access to Huddersfield within 4 miles, Leeds within 11 miles and Manchester only 25 miles away.

Description

Brighouse Trade Park comprises two adjacent high quality terraces of trade warehouse/industrial units being clad in artificial stone and insulated metal decking incorporating pitched metal decking roofs incorporating perspective roof lights with solid concrete floors. Eaves height approximately 5.4m.

Externally the terrace (Units 1-5 Brighouse Trade Park) benefits from loading provisions immediately to the front along with a forecourt providing car parking to each unit.

Accommodation

Unit 3 367.23m² (3,953 sq ft)

Unit 3 comprises a good quality mid terrace trade counter unit with electrically operated steel roller shutter loading door to the front. Internally office space has been created with general office and two private offices at first floor and trade counter, general office, kitchen and toilet provisions at ground floor.

Warehouse 301.81m² (3,249 sq ft)

First Floor Offices 65.42m² (704 sq ft)

Gross Internal Floor Area 367.23m² (3,953 sq ft)

Services

We are advised Unit 3 benefits from mains water, sewer drainage and three phase electricity along with individual appliances including lighting and heating. However no tests have been carried out on any of the aforementioned appliances or services and therefore we are unable to comment as to their condition or capacity.

Rating

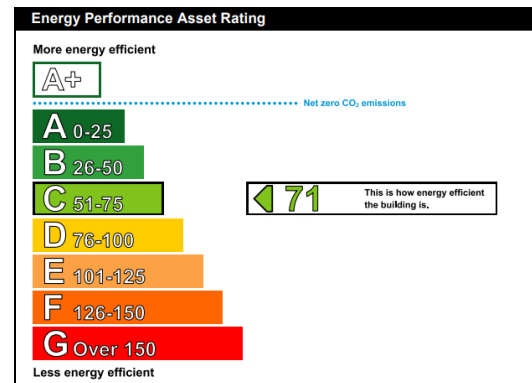
We are advised Unit 3 Brighouse Trade Park is assessed by Calderdale Council as:-

Warehouse & Premises RV £21,000

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.

Energy Performance Certificate



Lease Terms

Unit 3 Brighouse Trade Park is available by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating regular rent reviews plus the site service charge (if applicable).

Rent

£23,750 per annum exclusive.

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

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for both parties reasonable legal costs incurred in the completing of the lease and its counterpart.

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: 0045/A/M
Updated March 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.