



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Stead Commercial Estates Ltd

TO LET

**STRATEGICALLY LOCATED
MODERN SINGLE STOREY
INDUSTRIAL UNITS**

**VICTORIA COURT
COLLIERS WAY, CLAYTON WEST, HUDDERSFIELD,
WEST YORKSHIRE, HD8 9TR**

Unit 2a 921m² (9,915 sq ft)

Unit 2c 993m² (10,692 sq ft)



- Two terraces of modern industrial units on secure site
- Strategically well located for access to Junctions 38 & 39 of M1 motorway
- Central yard area providing good onsite circulation and parking

****Available from June 2021****

0113 2348999

Location

Victoria Court is situated on Colliers Way, only a short distance from its junction with the main A636 Wakefield Road. The development is strategically well located within ten minutes of Junction 38 and 39 of the M1, which are situated to the east and north-east respectively, with both Wakefield city centre and Huddersfield town centre within an 8 mile radius.

Description

Victoria Court is a modern industrial development comprising two adjacent steel portal framed terraces, being reconstituted stone/blockwork built clad in metal decking under pitched insulated metal decking roofs, incorporating perspex roof lights with concrete floors.

The premises benefit from an eaves height of approximately 6m and large roller shutter loading door into each unit, as well as some internal blockwork office and ancillary facilities within Unit 2c.



Externally Victoria Court benefits from a large tarmac/concrete surfaced yard area providing onsite parking and loading provisions.

Accommodation

Unit 2a 921m² (9,915 sq ft)
Providing open plan industrial space and toilet facilities can be installed by the landlord subject to tenants' specific requirements.

Unit 2c 993m² (10,692 sq ft)
Providing principally open plan industrial/workshop facilities. The unit benefit from internal blockwork creating an open plan reception/office, toilet facilities and kitchenette area.

Gross Internal Floor Area 921-1,914m² (9,915-20,607 sq ft)

Services

We are advised Victoria Court benefits from all main services including three phase electricity, gas, sewer drainage and water, in addition to individual appliances including 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.

Energy Performance Certificate

EPC ratings are as follows:-

Unit 2a	D (79)
Unit 2b/c	D (87)

Rating

We are verbally advised by Kirklees Metropolitan Council that the premises are assessed for rating purposes as follows:-

Unit 2a (from 01 August 2018)	RV £53,500
Unit 2c (from 01 April 2017)	RV £47,500

The National Uniform Business Rate for 2020/21 is 49.2p 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 on Tel 01484 221000.

Lease Terms

Both units are currently occupied by way of leases expiring June 2021, and are re-offered by way of a new tenants full repairing and insuring lease for a term of years to be agreed.

We are advised the current occupier of both units could vacate either or both units, subject to agreement, in advance of lease expiry as part of their relocation.

Rent

Unit 2a	£59,500 per annum exclusive
Unit 2d	£64,000 per annum exclusive

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

VAT

All rents are quoted of VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the completion of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment 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: 0046/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.