



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**REFURBISHED OFFICE SUITE
WITH P**

**THE DYEHOUSE, DYEHOUSE DRIVE,
WEST 26 BUSINESS PARK, CLECKHEATON,
WEST YORKSHIRE, BD19 4TY**

82m² (880 sq ft)



- Modern office building recently refurbished to create various suites - *only one suite remaining*
- Strategically located adjacent junction 26 of M62 at Cleckheaton with onsite parking
- Immediately available for occupation with front door entry system

0113 2348999

Location

West 26 Business Park is a successful and well established office development constructed in the mid 1990s just off junction 26 of the M62 at its interchange with the M606 motorway (Chain Bar roundabout). West 26 offers superb regional communications being approximately 10 miles south west of Leeds city centre and 4 miles south of Bradford city centre with excellent access to all other northern regions via the M62 motorway.

Cleckheaton town centre is approximately 5 minutes drive from West 26 Business Park where local retail, commercial and banking amenities can be found. The property is only a short distance from Premier Inn hotel and The Huntsman (Brewers Faye).

Description

The Dyehouse is a detached self contained two storey office building constructed in attractive brickwork under a pitched tiled roof. The building is has been sub divided to provide a series of office suites at both ground and first floor. The building includes the following specification:-

- Good natural light
- Sealed double glazed windows units
- Gas fired central heating
- Suspended ceilings
- Category 2 fluorescent lighting
- Disabled access and facilities along with ladies and gents WCs
- Three compartment perimeter power trunking
- External flood lighting
- Carpeting throughout
- Front door entry phone security system
- Shared kitchen facilities

Accommodation

Suite 1a (First Floor left) 81.75m² (880 sq ft)

There are 2 car parking spaces allocated to the available suite.

Services

The Dyehouse benefits from mains water, sewer drainage, gas and electricity in addition to appliances including gas fired central 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

We are advised by Kirklees MC the Rateable Value for Suite 1a is £7,000.

The National Uniform Business rate for 2021/22 is 49.9p in the £.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

The Dye House has been assessed as having an EPC rating of 43 (Band B). A full copy of the EPC is available upon request.

Lease Terms

The vacant suite is available by way of a new internal repairing and insuring lease on terms to be agreed.

Rent

Suite 1a (First Floor Left) £195 per week exclusive

The rent is payable monthly or quarterly in advance.

Service Charge

A charge is applicable for landlords costs in providing services.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

In the event of legal costs being incurred, 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

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Carter Towler
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Our Ref: 1710/A/M
Updated April 2021

Subject to Contract



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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.