



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY OFFICES

**BANKS COURT, 2 BANK STREET,
BRIGHOUSE, HD1 1BD**

642.28m² (6,913 sq ft)



- Comprehensive refurbishment
- High quality with air conditioning throughout
- Open plan
- Onsite parking & access to town amenities incl rail station & motorway network

0113 2348999

Location

Brighouse is a popular West Yorkshire town adjacent to Junction 25 of the M62 within the Metropolitan Borough of Calderdale. The town centre and Brighouse Railway Station are within walking distance.

The property is located to the western edge of Brighouse town centre fronting Bank Street which via Owlter Ings Road leads to Elland Road (A6026) and Wakefield Road (A644) which provides access to the M62 motorway at Junction 25 approximately 1 mile to the east.

Description

The premises comprise a comprehensively refurbished (to effectively a new building) two storey detached office building with a specification including: -

- Full air conditioning
- Feature glazed entrance and reception
- New LED lighting and skirting trunking
- Fire alarm and emergency lighting and intruder alarm including remotely accessed cameras
- High Quality common parts and WCs



Accommodation

The property is offered as a whole with open plan accommodation arranged around a central service core. Floor by floor lettings will be considered. There are the following floor areas:-

Ground floor	299m ² (3,218 sq ft)
First floor	343m ² (3,695 sq ft)
Total Floor Area	642m² (6,913 sq ft)

Parking

The property has 19 car parking spaces within the landscaped site including cycle spaces, motorcycle space and amenities. Street car parking is available adjacent to the property together with Bank Street public Pay & Display car park (where the current charges are first hour free, up to 3 hours 80p and £2 per day).



Energy Performance Certificate

The property has an impressive Energy Performance Certificate (EPC) rating of B (37).

Rating

The property is to be re-assessed for business rates.

Lease Terms

The property is offered to let as a whole or possibly floor by floor by way of new leases granted on an essentially tenants full repairing basis.

Service Charges

Not applicable in respect of a letting as a whole. Floor by floor lettings will be subject to a service charge for maintenance of the common areas.

Rent

Upon application.

VAT

VAT is applicable upon the rent and service charge.

Viewing/Enquiries

Strictly by appointment only with the joint agents: -

Michael Steel & Co
Andrew Steel
Richard Barker

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Our Ref: 2468/A/S
May 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.