



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SINGLE STOREY FACTORY/WAREHOUSE & OFFICES

**1 VICTOR MILLS, 227 BRADFORD ROAD,
BATLEY, WF17 6JL**

1,593.29m² (17,151 sq ft)



- Prominent factory/warehouse unit with offices
- Accessible location (opposite Red Brick Mill)
- Modern factory extension
- Onsite parking and loading

0113 2348999

Location

Victor Mill occupies a prominent position with frontage to Bradford Road (A652) directly opposite Red Brick Mill (home furniture and interiors department store) within approximately 1.25 miles of the centres of Batley and Dewsbury (to the north and south respectively).

The A652 Bradford Road's junction with the main Leeds/Huddersfield (A62) is approximately 2 miles to the north, providing access to Junctions 27 and 25 of the M62 motorway which, along with Junction 26, are within approximately 5 miles.

Description

The premises comprise a single storey steel portal framed factory/warehouse clad in brick with a pitched corrugated cement fibre roof, single storey modern steel framed factory extension with single pitched double skin and insulated metal decking roof incorporating translucent roof lights and a single storey stone office building fronting the highway.

The property has electrical, fluorescent and sodium lighting installations. The factory/warehouse is heated by gas fired space and radiant heaters.

Loading is via a steel roller shutter door to the rear yard (shared) and a steel concertina loading door (with tailgate loading) to the Bradford Road elevation.

Accommodation

Building No	Description	M ²	(sq ft)
1	Single storey offices	211.43	(2,276)
2	Factory/warehouse Partitioned offices Mezzanine above partitioned offices	478.35 196.28 -	(5,149) (2,113) -
3	Single storey modern rear factory	707.23	(7,613)
	TGIFA	1,593.29	(17,151)

Services

Mains three phase electricity, gas, water and drainage are connected to the property. No tests have been undertaken and prospective tenants must rely upon their own enquiries in connection with condition and capacity.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Factory & Premises RV £38,750

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The property has an EPC energy rating of E (105).

Lease Terms

The property is available by way of a new tenants full repairing and insuring lease, for a term to be agreed, subject to 3 yearly upward rent reviews.

Rent

£68,500 per annum exclusive of business rates, utilities and service charge, payable either monthly or quarterly in advance.

VAT

The rent is exclusive of VAT, if applicable.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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

Our Ref: 3036/A/S
July 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.