



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT TO LET

LIGHT INDUSTRIAL UNIT WITH TWO STOREY OFFICES

**MILNER WAY, LONGLANDS INDUSTRIAL ESTATE,
OFF WAKEFIELD ROAD, OSSETT, WF5 9JE**

510.22m² (5,492 sq ft)

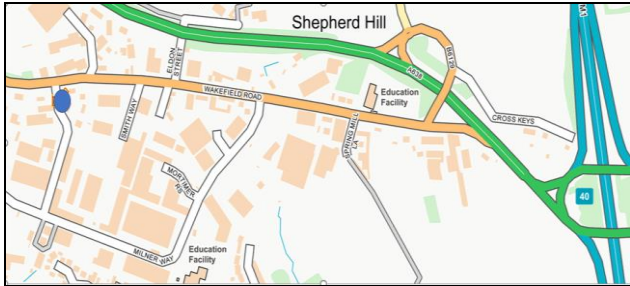


- Prominent position within the popular Longlands Industrial Estate
- Close to J40 of the M1 and Ossett town centre
- Modern offices and adjacent light industrial unit

0113 2348999

Location

The premises are positioned occupying a prominent position fronting Milner Way, the principle estate road of the popular Longlands Industrial Estate off Wakefield Road (B6129) which links via Wakefield Road (A638) with junction 40 of the M1 motorway, within approximately 0.5 miles of Ossett town centre.



Description

The premises comprise a two storey steel framed modern office building with glazed frontage and pitched metal decking roof and adjacent and interconnecting single storey light industrial unit with pitched corrugated cement fibre roof and concrete floor.

The premises have a surfaced independent access to a rear yard and parking adjacent to the office.

Accommodation

The accommodation is summarised as follows:-

Floor	Description	M ²	(sq ft)
SS	Light industrial/workshop	325.17	(3,500)
2	Kitchen & works office	29.19	(314)
1	Stores & former canteen	29.19	(314)
2	General & private office	63.35	(682)
1	Reception & general office & WCs	63.35	(682)
	GIFA	510.22	(5,492)

Services & Amenities

We are advised 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 investigations. The offices have central heating pipes and radiators and the light industrial/workshop is heated by a gas fired space heater.

Rating

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

Workshop & Premises RV £23,000

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

EPC

The property has an EPC with energy rating D (82).

Lease Terms

The premises are available by way of a new tenants full repairing and insuring lease, for a term to be agreed, incorporating 3 yearly upward only rent reviews.

It is envisaged the premises will be available from Autumn 2021.

Rent

£28,800 per annum exclusive.

VAT

The rent is quoted exclusive of VAT. It is understood VAT is not applicable.

Legal Costs

The tenant to be responsible for the landlord's reasonable legal costs incurred in connection with the preparation of the lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Richard Barker
Ben Preston

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Our Ref: 3054/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.