



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY HEADQUARTER WAREHOUSE & OFFICE FACILITY

**WHITEHALL 26, WHITEHALL ROAD, BIRKENSHAW,
WEST YORKSHIRE, BD11 2EQ**

Up to 5,016m² (53,995 sq ft)



- Highly prominent modern HQ building with substantial internally built offices (****capable of reducing size of offices****)
- Strategically located less than 2 miles from Junction 26 (Chain Bar) of M62 with onsite loading and substantial car park
- Benefitting from high quality internally built offices and warehouse with 7m eaves

Occupation Immediately Available

0113 2348999

Location

The property is situated with a highly prominent frontage to the main A58 Whitehall Road adjacent the main Fire Authority HQ in Birkenshaw. The property is less than 2 miles north of Cleckheaton town centre and benefits from excellent direct access to junction 26 (Chain Bar) of M62 motorway (Cleckheaton).

This provides excellent communication links across the North of England and being only 9 miles from Leeds and 5 miles south east of Bradford city centre.

Description

The property comprises a high quality steel portal framed building being part clad part artificial stone built with significant glazing to the front. The front section of the building provides substantial internally built offices – some of which has been created by the current occupier – and to the rear the premises provide lofty warehouse space with eaves in excess of 7m.



Externally the property benefits from a large surfaced car park providing up to 104 spaces in addition to a separate rear yard providing loading/access to the loading door.

Total Site Area 0.93 ha (2.29 acres) or thereabouts

Accommodation

Warehouse 2,912m² (31,342 sq ft)

Providing open plan lofty warehouse space with eaves height of 7.1m and rear loading door (accessed into surfaced yard).

Ground & first floor offices 2,104m² (22,653 sq ft)

Comprising high quality office accommodation including large reception, series of private and general offices, meeting rooms, canteen/large kitchen (some of which has been installed by the current occupier) with majority having suspended ceilings and lighting.

The landlords have advised up to 12,000 sq ft of offices on the rear mezzanine could be removed if deemed surplus.

Gross Internal Floor Area 5,016m² (53,995 sq ft)

Services

The property benefits from an incoming three phase electricity supply, mains drainage and water in addition to individual appliances including lighting and heating/comfort cooling. 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.

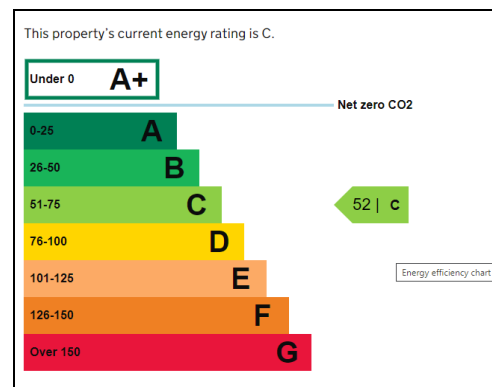
Non Domestic Rating

We are advised by the Valuation Office Website the premises are assessed at Rateable Value £235,000.

The National Uniform Business Rate for 2021/22 is 51.2p 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 Council Tel: 01484 221000.

EPC



Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating regular rent reviews, on an effectively full repairing and insuring basis.

Rent

Upon application.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Andrew Steel

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Our Ref: 3032/A/M
Updated October 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.