



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY GROUND FLOOR OFFICE SUITE

**PART UNIT 600 BRETTON PARK, BRETTON PARK WAY,
DEWSBURY, WEST YORKSHIRE, WF12 9BS**

177m² (1,906 sq ft)



- Surplus ground floor office space (within a high quality warehouse facility – potentially offering some serviced warehousing)
- Strategically located on the successful Bretton Park estate which includes UK Greetings, Kiddies Kingdom and Bluespot Furniture
- Benefitting from onsite parking and early occupation

0113 2348999

Location

Bretton Park is situated off Bretton Street, which is a continuation of Mill Street East only a short distance from Dewsbury town centre. The site comprises a series of modern industrial/warehouse units from 5,000 sq ft up to 200,000 sq ft (with the largest occupier being UK Greeting Cards).

The site is easily accessible to Dewsbury ring road, which includes Dewsbury railway station, as well as benefitting from good links throughout the North Kirklees area. The property is also accessible to the M1 and M62 motorways.

Description

The surplus office space comprises the ground floor of a 2 storey modern office building to the front of a high bay warehouse facility (which was purpose built approximately 15 years ago).

Externally the premises benefit from a large car park servicing the office space with some spaces being available to the occupier of the surplus space.

Accommodation

Ground floor 177.09m² (1,906 sq ft)

Comprising general and private office accommodation along with ancillary facilities including toilets.

Longer term the first floor office could be made available alongside the ground floor – extending to 260m² (2,802 sq ft) – on a long term lease.

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with individual appliances including lighting and heating. 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.

EPC

The whole property has an energy rating of C (64).

Rating

The premises are presently assessed as a whole with a rateable value as follows:-

Warehouse & Premises RV £166,000

Accordingly the surplus space will need to be reassessed upon occupation.

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

Planning

The premises benefit from a consent for warehouse and distribution use, along with ancillary office accommodation. The surplus space benefits from a consent for B1 office/class E use.

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

Lease Terms

The surplus office space is offered by way of a new internal repairing and insuring lease for a period of 3 years, or multiples thereof, incorporating 3 yearly rent reviews (plus site service charge).

Rent

Upon application.

The rent is payable quarterly in advance.

VAT

The rent is quoted exclusive of VAT.

Additional Space

Pallet space in the rear warehouse could be offered to satisfy requirements along with the first floor office space (in connection with the ground floor) which could provide a total area of 433m² (4,708 sq ft).

Legal Costs

The ingoing 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:-

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Alec Michael
Ben Preston

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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.