




Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

MODERN

INDUSTRIAL/WAREHOUSE UNIT

WITH ONSITE 

**UNIT E MIDDLETON BUSINESS PARK,
CARTWRIGHT STREET,
OFF A638 BRADFORD ROAD, CLECKHEATON, BD19 5LY**

300m² (3,224 sq ft)



- Well located modern industrial estate adjacent A638 Bradford Road and easily accessible to J26 M62 and A62 Leeds Road
- Nearby occupiers include Magden Ltd, City Electrical Factors, Burnhill Feeds and Sontex Machinery
- Suitable for a variety of trade warehouse and/or industrial uses

Occupation from September 2022

0113 2348999

Location

Middleton Business Park is situated in a highly prominent location at the junction of Cartwright Street with the main A638 Bradford Road, which is equidistant between the intersection of Bradford Road with the main A62 Leeds Road and Cleckheaton town centre. Cleckheaton town centre provides direct access to Junction 26 of the M62 motorway, which is less than 3 miles to the north west.

The premises do enjoy good links throughout West Yorkshire and other occupiers on Middleton Business Park include Magden Ltd, Burnhill Feeds and Sontex Machinery with City Electrical Factors Ltd located on the adjacent Rawfolds Industrial Estate.

Description

Middleton Business Park comprises a good quality warehouse/industrial scheme, the majority of which is steel portal framed and brick built with insulated metal cladding under pitched metal decking roofs incorporating perspex roof lights and concrete ground floor.

Externally Middleton Business Park benefits from surfaced yard areas providing on-site loading and vehicle parking.

Accommodation

Unit E 299.57m² (3,224 sq ft)

Comprising a open plan workshop/store with some internal partitioning to form an office and ancillary area (with toilets and kitchenette provision) along with loading door.

Gross Internal Floor Area 299.57m² (3,224 sq ft)

Services

We are advised Middleton Business Park benefits from all mains services including three phase electricity, water and sewer drainage along with individual facilities including lighting. However, no tests have been carried out on any of the aforementioned services or individual appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council that Unit E Middleton Business Park is assessed as follows:-

Unit E Middleton Business Park To be confirmed

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees Metropolitan Council on Tel 01484 221000.

Energy Performance Certificate (EPC)

The property has an energy rating of D (80).

Lease Terms

Unit E Middleton Business Park is offered by way of a new lease on an effectively full repairing and insuring basis for a period of years to be agreed, incorporating 3 yearly upward only rent reviews (plus the site service charge, if applicable).

Rent

£25,800 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

Price

The landlords have advised they will, albeit reluctantly, consider an offer over £390,000 for the premises.

VAT

All rents and prices are quoted exclusive of VAT and to be charged at the appropriate rate, if applicable.

Legal Costs

In the event of a letting, the ingoing tenant is 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 through the sole agents.

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 0051/A/M
April 2022

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.