



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**HIGHLY PROMINENT FORMER TRADE
DEPOT/SURPLUS INDUSTRIAL SPACE**

**UNITECH HOUSE, GRAFTON STREET,
OFF BRADFORD ROAD, BATLEY, WEST YORKSHIRE,
WF17 6AR**

Up to 1,656m² (17,824 sq ft)

Re-available following abortive negotiations



- Surplus industrial/storage space including the trade counter/showroom previously Dixon Hall
- Strategically located with significant frontage to main Bradford Road and benefitting from onsite parking
- Potentially suitable for a variety of industrial & commercial uses (STP) and available for occupation from late June 2022

0113 2348999

Location

The former Dixon Hall premises are situated in a high-profile position on the junction of Grafton Street with the main A652 Bradford Road only a short distance from Batley town centre and approximately 2 miles north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/heavy woollen district.

'Batley's Golden Mile,' continues to have significant pub/leisure operators although the former Batley Variety Club/Frontier is now occupied by JD Gyms with a new Starbucks drive thru adjacent and immediately opposite Grafton Street. The property is also relatively close to Redbrick Mill with occupiers including Heal's.

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to J25 and J27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with J26 at Cleckheaton, are within a 7 mile radius and J40 of the M1 is within 10 miles.



Description

Unitech House comprise a series of interconnecting mainly single storey brick industrial/warehouse buildings under part north light part pitched roofs and has been occupied for many years by Dixon Hall. The premises have been recently acquired and the new owners are to occupy the rear section with their recently trading company.

The surplus space comprises the industrial/storage space, including former showroom/trade counter on the junction of Grafton Street with Bradford Road, and can be offered in conjunction with the two storey flat roofed office building (fronting Grafton Street).

Loading to the surplus space is via the two loading doors on Grafton Street although the premises do benefit from a large central yard with which could provide some off shared street parking.

Accommodation

Industrial/storage space 1,380m² (14,854 sq ft)

Comprises a series of interconnecting industrial/workshop areas and the former trade counter/showroom area.

Two storey offices 276m² (2,970 sq ft)

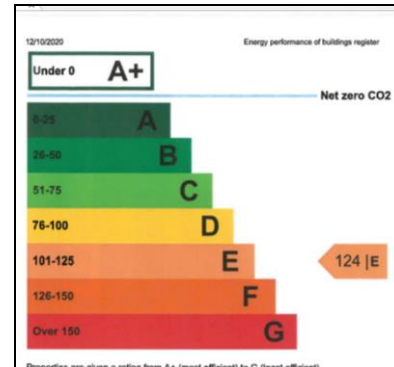
Gross Internal Floor Area 1,655.89m² (17,824 sq ft)

Services

We are advised the premises benefit from mains water drainage, gas and three phase electricity in addition to individual appliances including lighting and heating. No tests have been carried out on any of the

forementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC



Non Domestic Rates

We are verbally advised by the Valuation Office website the premises are currently assessed as a whole at:-

Warehouse & Premises

RV £38,250

The premises will need to be reassessed upon separation and occupation with the National Uniform Business Rate for 2022/23 being 49.9p 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 Kirklees MC Tel: 01484 221000.

Lease Terms

The surplus space is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus the site service (if applicable).

Rent

£77,500 per annum exclusive.

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

VAT

All rents are 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
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3139/A/M
Updated May 2022

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.