



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PROMINENT WORK SPACE & OFFICES

**UNION WORKS, OXFORD ROAD,
GOMERSAL, BD19 4HQ**

789m² (8,487 sq ft)

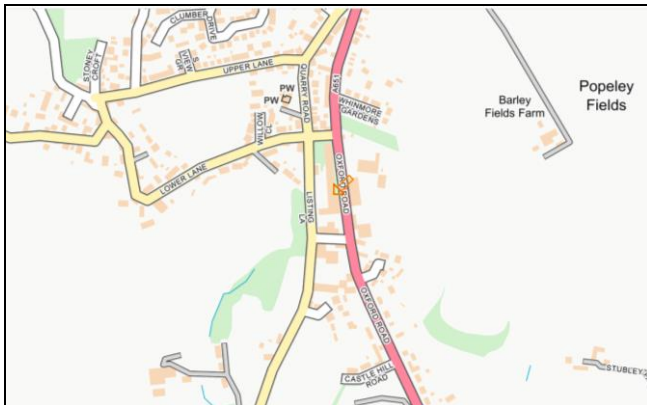


- Useful manufacturing/storage work space
- Suitable for a variety of uses (STP)
- Main road position

0113 2348999

Location

The premises are located fronting Oxford Road (A661) close to its junction with Leeds/Huddersfield Road (A62) within 1 mile of Cleckheaton tow centre accessible to Junctions 26 & 27 of the M62 motorway.



Description

The property comprises a single storey north-light roofed work space building together with offices and showroom.

The specification of the premises include: -

- Gas fired central heating to the offices
- Ambi-Rad heaters to the works space
- 2 work space access doors

Accommodation

Ground floor office reception	29m ² (314 sq ft)
Ground floor work space	495m ² (5,332 sq ft)
Ground floor extensions	115m ² (1,240 sq ft)
First floor offices/showroom	149m ² (1,601 sq ft)
Total	789m² (8,487 sq ft)

There are works and office toilet facilities and canteen.

The work space has an eaves height of approx. 3.66m

The first-floor offices and showroom comprise a flying freehold above the adjoining motor mechanics business.

Services

We are advised the property benefits from all mains services including gas, water, three phase electricity and sewer drainage. 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.

Rating

From our enquiries of the Valuation Office website, we are advised the premises are assessed for business rates as follows: -

Factory & Premises RV 12,500

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

EPC

The property has an Energy Performance Certificate rating of F (130) expiring 23 November 2024.

Price

The premises will be available with vacant possession and are being offered with a guide price of £495,000 – only £58.32 psf.

VAT

VAT is not applicable to the price.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Richard Barker
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3085/A/M
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.