



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**STRATEGICALLY LOCATED
WORKS/STORAGE PREMISES ON
SELF CONTAINED SITE**

**PENNINE VIEW, OFF GELDERD ROAD, BIRSTALL,
WEST YORKSHIRE, WF17 9NF**

2,762m² (29,730 sq ft) on 2.59 acres or thereabouts



- Predominantly single storey factory/storage premises including modern detached unit
- Strategically located just off A62 Gelderd Road only ½ mile from Junction 27 of M62 (intersection with M621)
- Benefitting from 2 storey offices on a large self contained site & **available from July 2022**

Best & Final Offers – 5pm Friday 01 July 2022

0113 2348999

Location

The premises are situated on Pennine View and backs onto the main A62 Gelderd Road. Access from Pennine View is via Pheasant Drive which leads immediately onto the main A62 (opposite Pheasant public house).

The premises are well located for access throughout the North Kirklees/South Leeds areas via the A62 and are located only half a mile from Junction 27 of the M62 (intersection with the M621). Between the premises and Junction 27 of the M62 is the highly successful Junction 27 Retail Park and Showcase Cinema.

Description

The premises comprise a single storey industrial/workshop building which has been extended and does include 2 storey offices to the front. In addition, a modern warehouse has been constructed in the yard immediately opposite the main premises.

Externally the premises benefit from a short driveway leading off Pennine View with a large surfaced yard area providing good onsite circulation, loading and car parking. To the rear and side of the property there are tree areas which could potentially create additional space (subject to planning).

Total Site Area 1.05 ha (2.59 acres) or thereabouts

Accommodation

Maim workshop	992m ² (10,680 sq ft)
Mezzanine	1,646m ² (1,763 sq ft)
Rear lofty works/store	476m ² (5,122 sq ft)
2 storey offices	166m ² (1,780 sq ft)
Loading bay	186m ² (2,001 sq ft)
Extensions/stores	437m ² (4,702 sq ft)
Modern detached unit	342m ² (3,682 sq ft)

Gross Internal Floor Area 2,762m² (29,730 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage, three phase electricity and gas in addition to 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.

Non Domestic Rating

We are advised by the Valuation Office website the premises are assessed at Rateable Value £87,000 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 Local Authority, Kirklees MC Tel: 01484 221000.

EPC

The property has an EPC rating of D (98).

A copy of the EPC is available upon request.

Lease Terms

The premises are 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, with commencing rent available upon application.

Price

The landlords have advised they will consider a disposal in the region of £1.75m.

All parties are requested to submit best and final offers for the property by no later than 5pm on Friday 01 July 2022.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting 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:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 3272/A/M
June 2022

Subject to Contract



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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.