



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Wharfedale Property Ltd

TO LET

GOOD QUALITY SINGLE STOREY INDUSTRIAL/WORKSHOP UNIT

**UNIT 17 BANKFIELD BUSINESS PARK,
HUDDERSFIELD ROAD, MIRFIELD,
WEST YORKSHIRE, WF14 9DQ**

446m² (4,796 sq. ft)



- Good quality single storey workshop/industrial unit suitable for a variety of industrial/commercial uses
- Strategically well located just off main A644 Huddersfield Road between Mirfield and Junction 25 M62 (Brighouse)
- Established industrial complex with onsite loading and parking - ***immediately available for occupation***

0113 2348999

Location

Bankfield Business Park is located on the outskirts of Mirfield town centre, leading to J25 of M62 (Brighouse). The site benefits from a substantial main road frontage to the exceptionally busy A644 Huddersfield Road, which connects Mirfield/Dewsbury town centres with J25 of the M62 (approximately 2 miles).

Description

Bankfield Business Park comprises a range of refurbished industrial/storage units with external yard areas for loading and parking.

Unit 17 Bankfield Business Park comprises a single storey workshop/industrial unit with a solid concrete floor, roller shutter loading door, personnel access, internally built office, toilet and canteen facilities.

Externally the premises benefit from good circulation space and ample onsite parking within the multi occupied estate.

Accommodation

Unit 17 445.56m² (4,796 sq. ft)

Benefitting from internally built office, toilet and canteen along with a roller shutter loading door.

Gross Internal Floor Area 446m² (4,796 sq. ft)

Services

We are advised Bankfield Business Park benefits from mains water, sewerage and electricity along with individual appliances including lighting. 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.

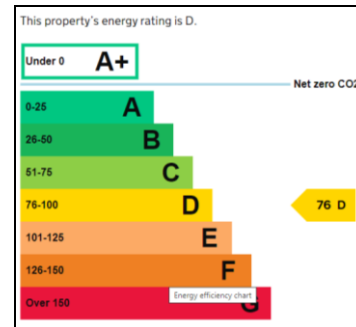
Non Domestic Rating

We are advised by the Valuation Office website that Unit 17 was previously assessed with Unit 16 (cumulative RV £15,500) which will need to be reassessed upon occupation.

The National Uniform Business Rate for 2024/25 is 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 4221000.

Energy Performance Certificate



Lease Terms

Unit 17 Bankfield Business Park is offered by way of new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge.

Rent

£27,500 per annum exclusive.

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

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

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

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have an in house tenancy agreement which can be utilised (if appropriate) and minimise legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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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.