



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

WELL LOCATED HYBRID PREMISES WITH SECURE YARD/PARKING

**ASHGROVE HOUSE, BANKFIELD LANE,
KIRKHEATON, HUDDERSFIELD,
WEST YORKSHIRE, HD5 0JG**

301m² (3,237 sq. ft)



- Refurbished modern office space plus ground floor stores/workshop
- Situated approximately 3.5 miles from Huddersfield close to Mirfield with good access to Junction 25 of M62 (Brighouse)
- Suitable for a variety of commercial uses (subject to requisite planning) & *immediately available for occupation*

0113 2348999

Location

Ashgrove House is situated in a semi rural location approximately 3.5 miles from Huddersfield town centre and only a short distance from Mirfield. The premises front Bankfield Lane near the centre of Kirkheaton close to its intersection with Shop Lane, New Road and Town Road providing good access to the immediate area.

The property also benefits from accessibility to the M1 motorway via Flockton/West Bretton.

Description

Ashgrove House is a two storey stone built former barn which has been converted to provide a mix of modern recently refurbished good quality office space and ground floor workshops/stores.

The office accommodation includes suspended ceilings, dado trunking for data cabling/wiring and is carpeted throughout. The premises also include kitchen/canteen area and toilet provisions on both ground and first floor.



The workshop/stores area are accessed via doors to the front of respective units.

Externally the premises benefit from a tarmacadam surfaced yard area secured by perimeter fencing incorporating an electrically operated gate (to the front). There is also a smaller concrete yard to the rear of the property (once again accessed via a gate).

Accommodation

Ashgrove House (office & stores)

Ground floor office	47.81m ² (515 sq. ft)
First Floor office	91.32m ² (983 sq. ft)
Rear Store	50.8m ² (547 sq. ft)

Workshop/Stores

Ground Floor	55.8m ² (600 sq. ft)
Ground Floor	54.99m ² (592 sq. ft)

Gross Internal Floor Area	300.72m² (3,237 sq. ft)
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Services

We are advised Ashgrove House benefits from all mains services including gas, electricity, water and sewer drainage, along with lighting installations. 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 verbally advised by the Valuation Office website the premises are assessed for rating as follows:-

Office & Premises	RV £13,250
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The National Uniform Business Rate for 2024/25 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 MC Tel: 01484 221000.

Energy Performance Certificate

We are advised the premises have an EPC rating of C.

Lease Terms

Ashgrove House 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.

Rent

£32,000 per annum exclusive.

Payable quarterly in advance by direct debit/standing order.

Price

The landlords have indicated they may consider a disposal of the premises seeking offers in the region of £500,000.

VAT

All rents and prices 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

In the event of a letting, 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 joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Bramleys
Jonathan Wilson

Tel: 01484 530361
jonathan.wilson@bramleys1.co.uk

Our Ref: 3625/A/M
March 2025

Subject to Contract



Michael Steel & Co
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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.