



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**GOOD QUALITY OFFICE
SPACE WITH **P****

**WHEATLEY PARK, HAGG LANE,
MIRFIELD, WEST YORKSHIRE, WF14 8HE**

61m² (655 sq ft)



- Ground floor cost effective office accommodation
- Close to Mirfield town centre and main arterial routes being accessible to Junction 25 M62 & Junction 40 M1
- Benefitting from good onsite parking and ***Immediately available for occupation***

0113 2348999

Location

Wheatley Park is located in a semi rural position on the outskirts of Mirfield. A traditional former woollen mill with substantial high quality office space with the surplus space being situated within the industrial section of the site. Wheatley Park is within reach of Junction 25 M62 and Junction 39 & 40 M1.

Wheatley Park is well located for access throughout Kirklees with the centre of Mirfield providing access to the A644 Huddersfield Road which links Huddersfield with Dewsbury. There is ample car parking and circulation areas on site.

Description

Wheatley Park comprises a high quality refurbished office scheme within Mirfield woodland. The site incorporates a mixture of office and industrial space with a wide range of occupiers.

Accommodation

The surplus space comprises open plan ground floor office accommodation including a fitted kitchenette, shared WC facilities and access to a shared meeting room.

Internally the property benefits from good quality finishes and incorporates perimeter trunking.

Ground Floor office 60.9m² (655 sq ft)

Net internal floor area 60.9m² (655 sq ft)



Shared Meeting Room 26.34m² (283 sq ft)

Situated adjacent the surplus space and can be made available on a shared basis.

Services

We are advised mains services are connected to Wheatley Park including electricity and individual appliances, however, no tests have been carried out on any of the services and therefore we are unable to comment as to their condition or capacity.

Rating

The surplus space to be reassessed upon occupation.

The National Uniform Business Rate for 2022/23 is 49.8p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective sub tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority.

Energy Performance Certificate (EPC)

EPC rating: D (90)

Lease Terms

The surplus space is offered by way of a sub-lease from the existing tenant. The rent is inclusive of the service charge and insurance for this space.

Rent

£750 per calendar month exclusive of VAT.

The rent is inclusive of site service charge, business rates, utilities and insurance.

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

VAT

The rent and all prices are quoted exclusive of VAT.

Legal Costs

The sub tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

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: 3301/A/M
August 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.