



**Michael Steel & Co**  
PROPERTY CONSULTANTS

## **Preliminary Announcement**

**FOR SALE/may let**

# **WAREHOUSE & LARGE YARD**

**2 WORKS DEPOT, SPEN LANE TRADING ESTATE,  
SPEN LANE, CLECKHEATON, BD19 4AB**

416.69m<sup>2</sup> (4,485 sq. ft)



- Large secure site of 0.8 acres
- Accessible location, within approximately 3 miles of Junction 26 M62
- Single storey warehouse/depot unit
- Porta cabin offices available (by separate negotiations)

**0113 2348999**

## Location

The premises form part of the Spen Lane Trading Estate off Spen Lane approximately 1 mile to the north of Cleckheaton town centre (with Spen Lane linking Cleckheaton with Gomersal to the north).

## Description

The premises comprise a single storey steel portal framed warehouse/depot with a pitched and insulated profile metal decking roof and clad in brickwork and metal decking. Concrete floor.

The property has electrical and sodium lighting installations, manually operated steel roller shutter door, 3.8m eaves (measured from the floor to the underside of the steel portal frame haunch).

The property currently has an internal steel shipping container toilet facility, connected to mains drainage. In the event of a letting of the property, the landlord will consider providing alternative facilities.

A porta cabin office currently located at the property can be made available by separate negotiations.

The premises occupy a regular shaped predominantly concrete and macadam surfaced site with steel palisade fencing, double security gates, columns with CCTV and intruder alarm sensors.

## Services

Mains three phase electricity, water and drainage are connected to the premises. Prospective purchasers and tenants are to rely upon their own enquiries regarding the condition and capacity of utilities.

## EPC

The property is regarded as being exempt from the requirement for an EPC.

## Tenure

The premises are freehold with title number YY39830.

## Price

Offers in the region of £550,000.

## Lease Terms

Applications to lease on a tenants FR&I basis would be considered. Subject to lease terms and tenant covenant a rent in the order of £44,000 per annum is envisaged.

## VAT

The rent and price are quoted exclusive of VAT. It is understood VAT will not be applicable.

## 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

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

## Viewing/Enquiries

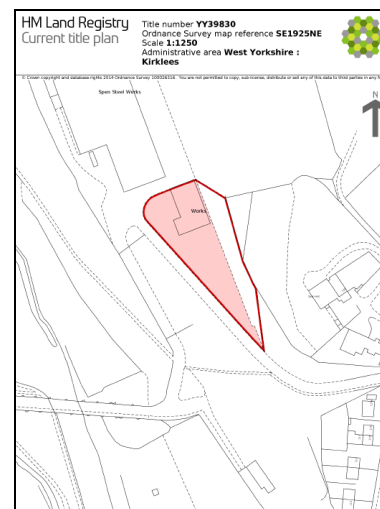
Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Ben Preston**

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**Our Ref: 3002/A/S**  
**August 2024**

**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.