

Secure/Surfaced Yard/Compound – May Split

To Let



Land at Grange Road Industrial Estate, Grange Road, Batley
WF17 6LL
731.4620a (1229864)



Land at Grange Road Industrial Estate

Grange Road, Batley, WF17 6LL



Agreement

To Let



Detail

Land



Rent

Upon application



Size

0.31 Hectares
(0.77 Acres)



Location

Batley, WF17 6LL



Property ID

731.4620a (1229864)

For Viewing & All Other Enquiries Please Contact:

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Property

The property consists of a flat, surfaced hardstanding yard/compound suitable for a variety of uses. The land is regular in shape and benefits from power and water on site as well as portacabin offices/WC facilities.

The yard is part fenced and can be fully gated.

The overall approximate size is 0.77 acres.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

To be reassessed.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The site is excellently located in Grange Road Industrial Estate which fronts Grange Road (B6128) and is on the fringe of Batley town centre.

The Tingley Interchange/M62 motorway is approximately 3½ miles in distance.

Leeds is approximately 10 miles and Bradford approximately 9 miles in distance.





