



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**STRATEGICALLY LOCATED PART
INCOME PRODUCING OFFICE &
WORKS PREMISES**

**DALE HOUSE, ARMYTAGE ROAD INDUSTRIAL ESTATE,
BRIGHOUSE, WEST YORKSHIRE, HD6 1PT**

2,162m² (23,267 sq ft)



- Modern industrial/workshop unit let to Crossling Ltd along with vacant two storey office/training premises
- Strategically located on the popular Armytage Road Industrial Estate (between J25 of M62 and Brighouse town centre)
- Benefitting from a self contained site & current income £60,000 per annum exclusive (potential to be in excess of £100,000 per annum)

0113 2348999

Location

Dale House is situated in a prominent position on Armytage Road Industrial Estate, which remains one of the premier industrial locations serving the West Yorkshire area. The estate is situated adjacent J25 of the M62 and the premises are only a short distance from the large Sainsburys supermarket near Brighouse Trade Park.

Brighouse is strategically located for the motorway network with Leeds approximately 10 miles to the north east and Manchester approximately 25 miles to the west.

Description

Unit 1 and 2 Dale House comprise a part brick part clad two storey office/training facility situated to the front of the site with, to the rear, a modern single storey warehouse/workshop including offices.



The premises benefit from a surfaced yard and car park providing parking spaces for both sections.



Accommodation

Unit 1 Dale House 697.74m² (7,510 sq ft)

Comprising two storey building providing a series of general offices, private offices, meeting rooms along with ancillary provisions.

Unit 2 Dale House 1,463.95m² (15,757 sq ft)

Comprising a modern single storey warehouse/workshop facility including two storey internally built offices (at either end of the property) and mezzanine storage provisions.

Gross Internal Floor Area 2,161.69m² (23,267 sq ft)

Services

We are advised Dale House benefits from mains water, sewer drainage and electricity, in addition to individual appliances including lighting and heating. 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 Calderdale Council the premises are assessed at rateable values:-

Unit 1 (Office & Premises) RV £48,250

Unit 2 (Workshop & Premises) RV £TBC

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Calderdale Council Tel: 01422 357257.

EPC's

Unit 2 EPC rating C (66)

Tenancies

Unit 1 is vacant.

Unit 2 is occupied by Crossling Ltd by way of a 10 year lease renewal from 22 July 2022 with a current passing rent of £60,000 per annum exclusive with a tenant option to break and rent review in July 2027. The lease includes a schedule of condition (from February 2002).

Price

Seeking offers in the region of £1m.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0211/A/M
November 2022

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.