

TO LET GOOD QUALITY INDUSTRIAL/WORKSHOP UNITS

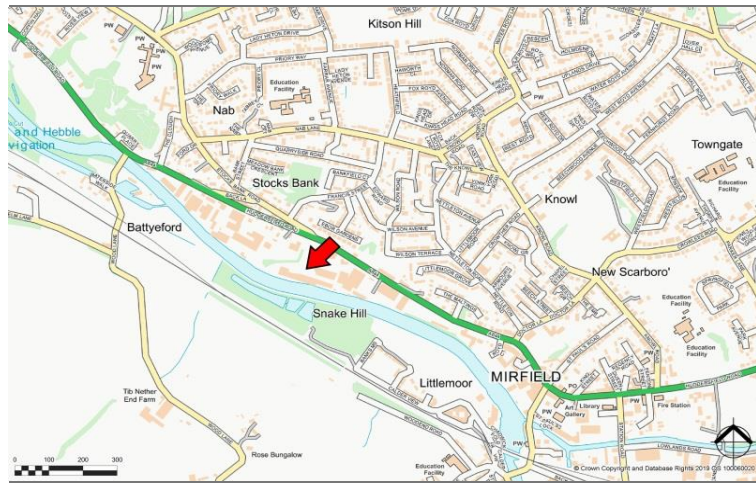


UNITS 3,4 & 5 BANKFIELD BUSINESS PARK, HUDDERSFIELD ROAD, MIRFIELD, WF14 9DD

RENTAL: £3.50 PER SQUARE FOOT PER ANNUM EXCLUSIVE

- \ Established and popular business park
- \ Well located for motorway access/distribution.
- \ Spacious yards and car parking facilities within a secure site

AVAILABLE SPACE
218.23-1,038.75m²
(2,349-11,181sq ft)



LOCATION

The property is located on the outskirts of Mirfield town centre in a highly prominent position on Huddersfield Road (A644).

The premises are approximately 2 miles to the south east of J25 of the M62, and are conveniently placed for good access to the surrounding areas and motorway network.

The units are approximately 5 miles to the north east of Huddersfield, 12 miles south west from Leeds, 8 miles east from Halifax and 10 miles west from Wakefield.

DESCRIPTION

The property comprises three single storey industrial units being brick clad. Concrete floors throughout with drive in access via roller shutter doors. Partitioned out are office and staff facilities.

| UNIT | M ² | SQ FT |
|-------------------|-----------------|---------------|
| Unit 3 | 218.23 | 2,349 |
| Unit 4 | 447.14 | 4,813 |
| Unit 5 | 373.38 | 4,019 |
| Total area | 1,038.75 | 11,181 |

Externally the units benefit from generous circulation yards and parking facilities.

RATEABLE VALUE

Unit 3

Description / Workshop and Premises

Rateable value / £6,300

Unit 4

Description / Workshop and Premises

Rateable value / £9,100

Unit 5

Description / Workshop and Premises

Rateable value / £8,300

VAT

Prices and rental are exclusive of VAT which is chargeable.

TERMS

Available to let on full repairing and insuring bases. Rentals of £3.50psf p.a. exclusive. The units are available as a whole or as separate units.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction. An in-house tenancy agreement can be utilised to minimize the legal costs incurred in the transaction.

VIEWING

By prior arrangement with the joint agents:

Eddisons

Tel / 01274 734101

Email / matthew.jennings@eddisons.com

Email / john.padgett@eddisons.com

Michael Steel & Co

Tel / 0113 234 8999

MARCH 2020

SUBJECT TO CONTRACT

FILE REF / 731.4262A

For more information, visit eddisons.com/property
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