

Unit 3
Brookwoods Industrial Estate
Burrwood Way
Holywell Green
Halifax HX4 9BH

Rent:
£90,000 per
annum



WAREHOUSE/FACTORY PREMISES

1,256m² (13,518ft²)

Site Area 0.7 acres

- Good quality single storey industrial premises
- Due to undergo refurbishment, including replacement of the roof coverings
- Positioned in a popular industrial location with good access to Junction 24 of the M62 motorway network
- Approximately 5.25m internal eaves height

DESCRIPTION

The property comprises a single storey detached modern warehouse/factory building which is of steel portal frame design and construction clad in concrete block and faced in brick and PVCu coated profile metal decking sheets.

The property provides an overall floor area of 1,256m² (13,518ft²) including first floor offices, and is positioned upon a site which extends to approximately 0.7 acres. It has the benefit of all mains services, including 3 phase electricity, and benefits from 3 drive-in loading doors off the yard and car parking area to the front.

The property provides an excellent opportunity for a business to lease good quality industrial premises with good office content in a large self-contained yard and car parking area, in an area which is accessible for major road networks.

LOCATION

The property forms part of the Brookwoods Industrial Estate in Holywell Green, positioned between the towns of Halifax and Huddersfield. It is accessible for Halifax via West Vale and the A629 Calderdale Way to the southwest, and to the northeast is accessible for Junction 24 of the M62 motorway network.

This is a good location for industrial occupiers providing good connectivity and being positioned on a well-established industrial estate.



LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the Landlord.

EPC ASSET RATING:

C Rating

ACCOMMODATION

Ground Floor 981.02m² (10,560ft²)

Including:
Workshop/Warehouse Area
Entrance Lobby
General Office
Staff Kitchen
Stores
Male and Female WCs

First Floor 274.85m² (2,958ft²)

Including:
Showroom
Meeting Room
Private Offices
Stores

Mezzanine Stores 148.27m² (1,596ft²)

TOTAL (Excluding Mezzanine) 1,256.00m² (13,518ft²)

TOTAL (Including Mezzanine) 1,404.00m² (15,114ft²)

OUTSIDE

The property is positioned upon a site of approximately 0.7 acres and includes a tarmac surfaced yard and car parking area to the front which includes parking for approximately 15 cars.

RENT

£90,000 per annum

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 5 yearly rent reviews and be on effective full repairing and insuring terms.

RATEABLE VALUE

£56,000

VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

VAT will be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

SERVICES

The property has the benefit of mains gas, water, electricity and sewer drainage. The property has a 3 phase electricity supply. There are air conditioning units to selected offices and gas fired central heating.

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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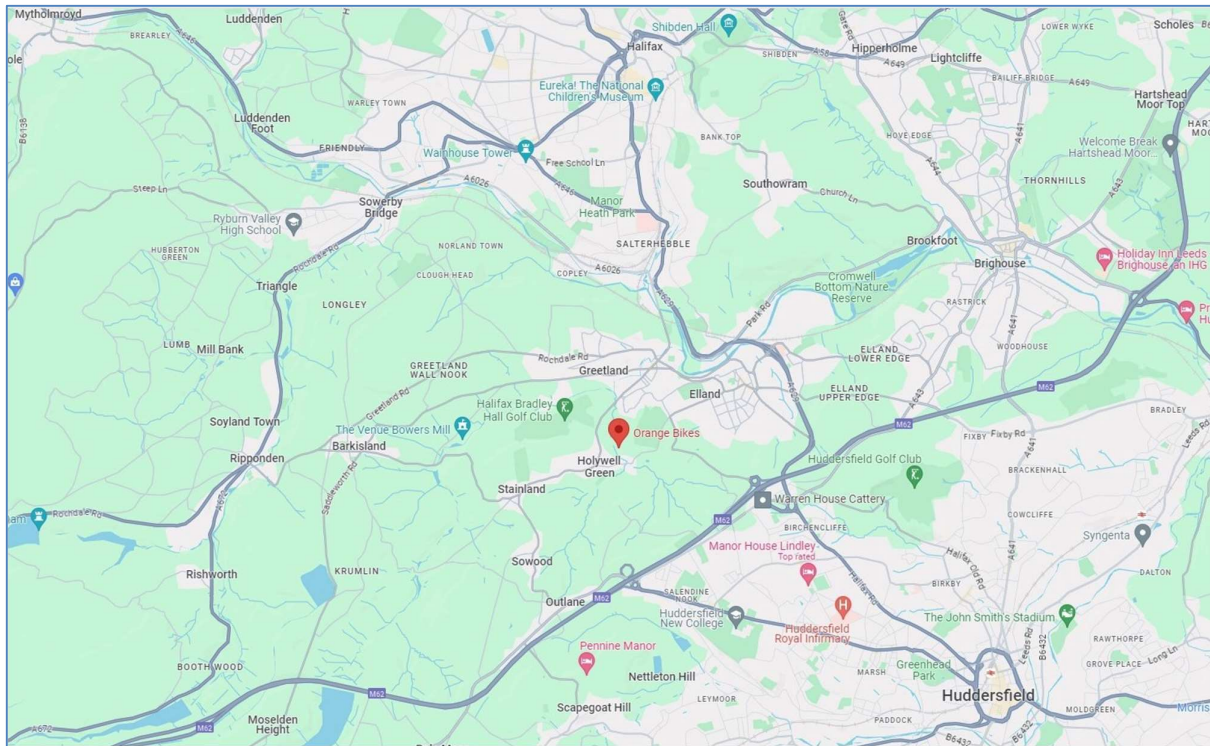
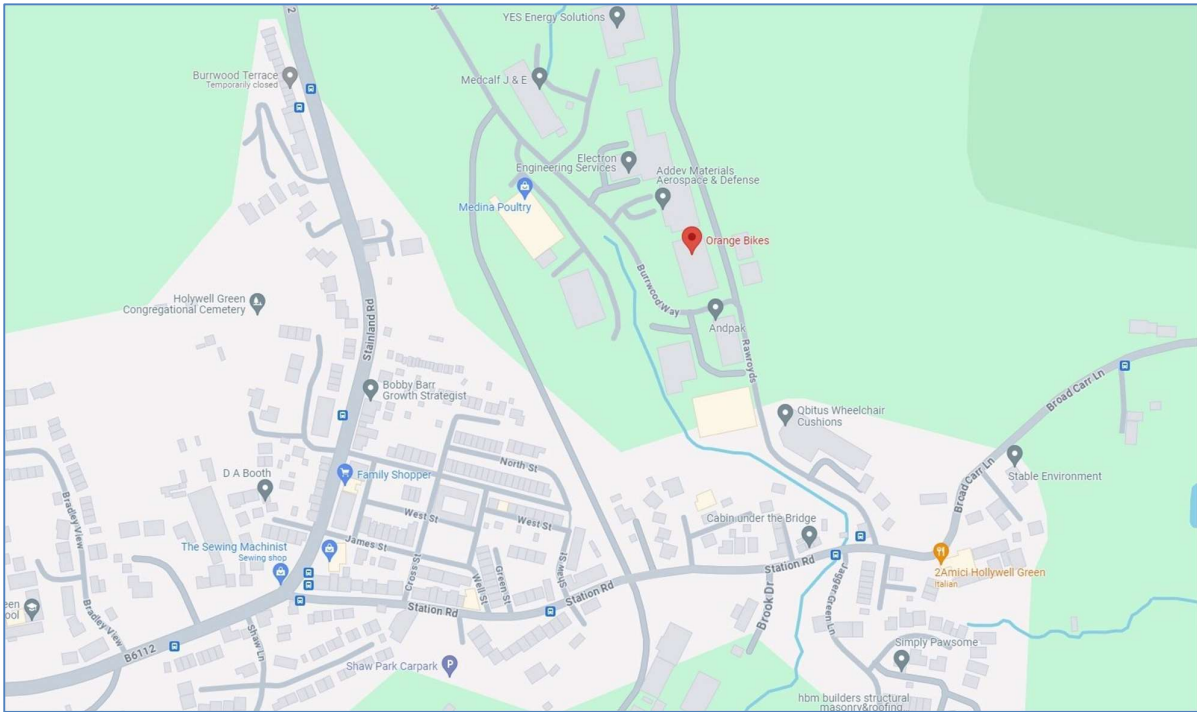
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