

DOUBLE BAY WORKSHOP TO LET

Vickers
carnley



Unit 1 & 2, Guildford Street, Ossett, WF5 8LL

- 3,208 Sq Ft (298.02 Sq M)
- 2 bays with roller shutter
- Yard/car parking to the side
- First floor office space
- Ready for immediate occupation
- Convenient for Ossett town centre and M1 motorway



DESCRIPTION

This is a very functional warehouse/garage property, broadly divided into two bays each having a roller shutter door to the front. The unit also benefits from having UPVC windows and doors along with first floor offices accessed via a separate ground floor entrance. Substantial yard/ car parking is provided to the side of the premises.

LOCATION

The property is situated on Guildford Street which is just off Healey Road and is therefore convenient for Ossett town centre and neighbouring Horbury. Junction 40 of the M1 motorway is just a few minutes drive away.



ACCOMODATION

Bay 1 - 38ft 0in x 15ft 10in = 601 sq ft

23ft 0in x 19ft 0in = 437 sq ft

Bay 2 - 62ft 0in x 55ft 0in = 2170 sq ft

Total 3208 sq ft (298 sq m)

Plus Wc facilities and works offices to the first floor.

RENTAL

£18,000 per annum plus VAT

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

RATES

We understand from the VOA website that the rateable value of the property is currently Unit 1- £7,700 and Unit 2- £10,500. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

Interested parties are advised to confirm the above figures with the local authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged in addition at the standard rate.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

The property is currently awaiting an EPC assessment.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created March 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.