

# FORMER CHILDRENS DAY NURSERY TO LET



Edan Court, Colliers Way, Clayton West,  
Huddersfield, HD8 9TR

- 3,891 Sq Ft (361.47 Sq M)
- £50,000 per annum
- Will suit a variety of users
- Well presented throughout
- Excellent location
- Kitchen & Wc facilities
- Close to the M1 motorway



## DESCRIPTION

This is a well presented former children's day nursery which would prove ideal for a similar use as the property is ready for immediate occupation.

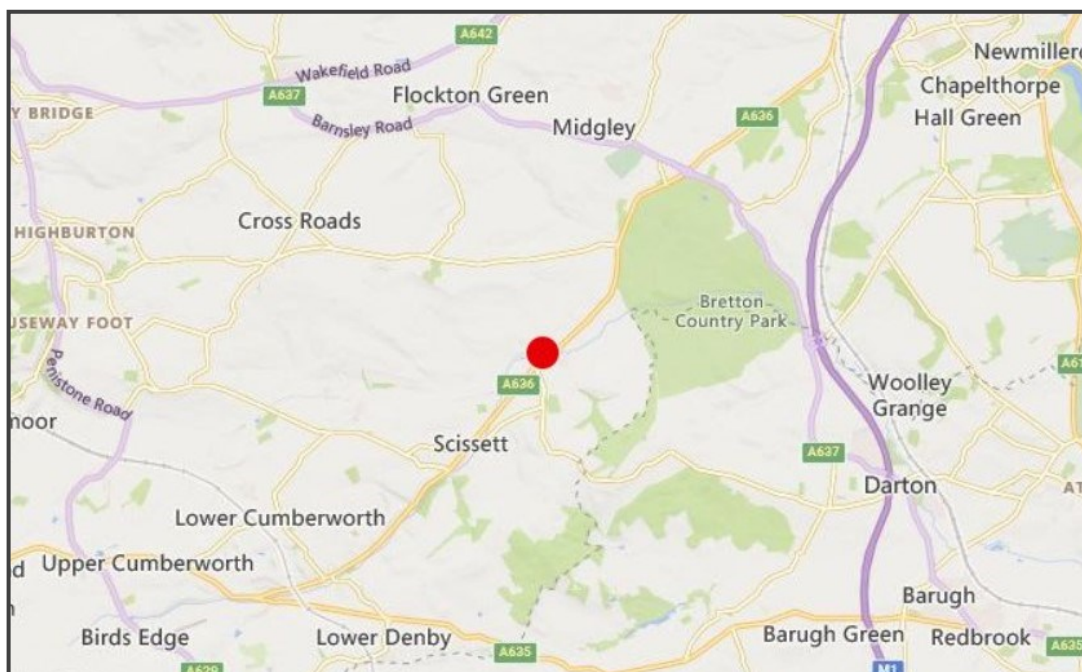
The premises offers various rooms and facilities including baby, toddler and pre school rooms, changing facilities, sleep areas along with staff areas, reception and kitchen facilities. The premises includes an impressive atrium central to the building.

Externally, the property includes various play areas along with 8 allocated car parking spaces and additional shared visitor parking in the estate.

The property would be ideal for a children's day nursery as it is ready for immediate occupation or it would suit a variety of other uses such as a health centre, leisure or office.

## LOCATION

Situated on the popular business park being just a short drive from junctions 38 and 39 of the M1 motorway yet being convenient for the semi-rural areas of Clayton West and Skelmanthorpe.



## RENTAL

£50,000 per annum

## LEASE

The property is offered by way of an existing Full Repairing & Insuring lease for a term to be agreed.

## VAT

The property is subject to VAT at the standard rate.



## ACCOMODATION

Entrance Lobby: 15ft 4in x 7ft 2in = 110 sq ft  
Kitchen: 15ft 8in x 11ft 7in = 181 sq ft  
Laundry Room: 5ft 8in x 11ft 4in = 64 sq ft  
Reception: 15ft 6in x 11ft 5in = 177 sq ft  
Staff Room: 10ft 8in x 15ft 10in = 169 sq ft

Atrium: 36ft 5in x 15ft 2in = 552 sq ft  
Small kitchen: 5ft 2in x 7ft 3in = 37 sq ft

Toddler Room: 14ft 1in x 27ft 6in = 387 sq ft  
Sleep Room; 16ft 3in x 8ft 5in = 137 sq ft  
Eat Area: 15ft 3in x 7ft 5in = 113 sq ft

Baby Room: 22ft 5in x 18ft 3in = 409 sq ft  
Sleep Room: 8ft 5in x 16ft 2in = 136 sq ft  
Nappy Change: 15ft 8in x 4ft 9in = 74 sq ft

Pre School Room 1- 27ft 5in x 14ft = 384 sq ft  
Pre school Room 2 - 18ft 3in x 27ft 5in = 500 sq ft  
Sleep Area: 10ft x 15ft 8in = 157 sq ft  
Bathroom: 15ft 9in x 12ft 5in = 195 sq ft  
Wet play area: 6ft 11in x 15ft 9in = 109 sq ft

**Total net internal area: 3,891 sq f**  
Plus various stores and staff Wcs.

## RATES

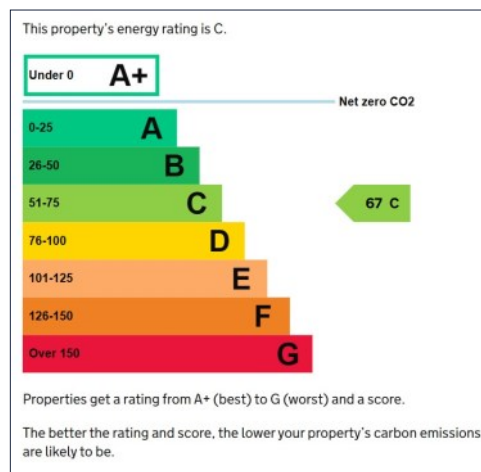
We understand from the VOA website that the property has a rateable value of £48,000 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

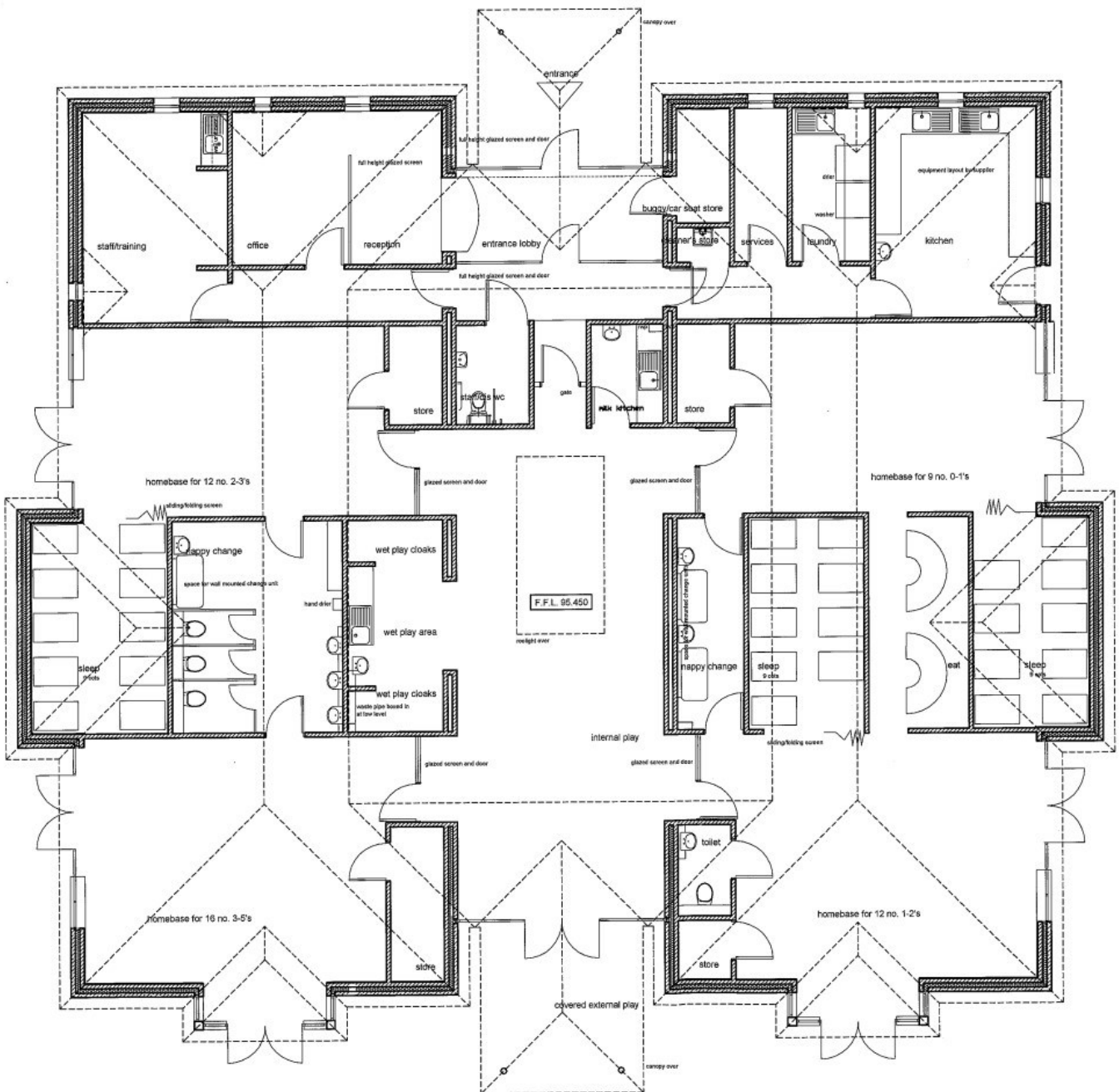
## LEGAL COSTS

Each party is responsible for their own legal costs.

## 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.





**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 May 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.