

Peter David

Properties Ltd

Residential Sales and Lettings



Blackbrook Way, Greetland

£20,000 P.A





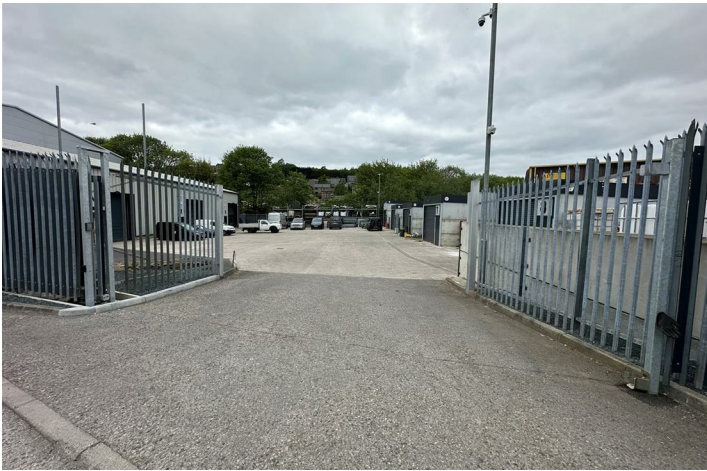
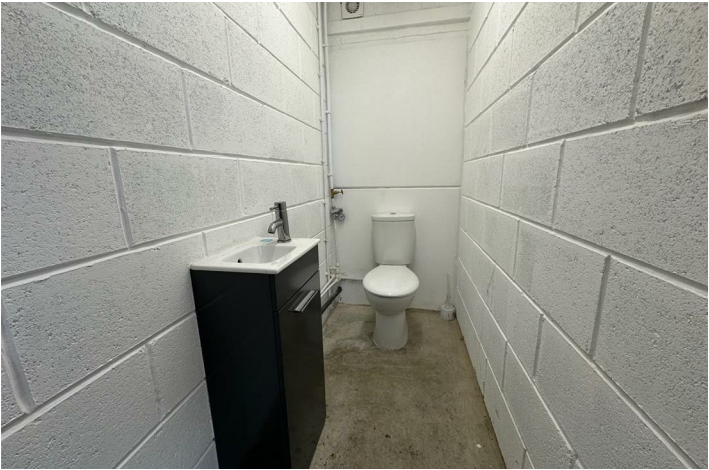
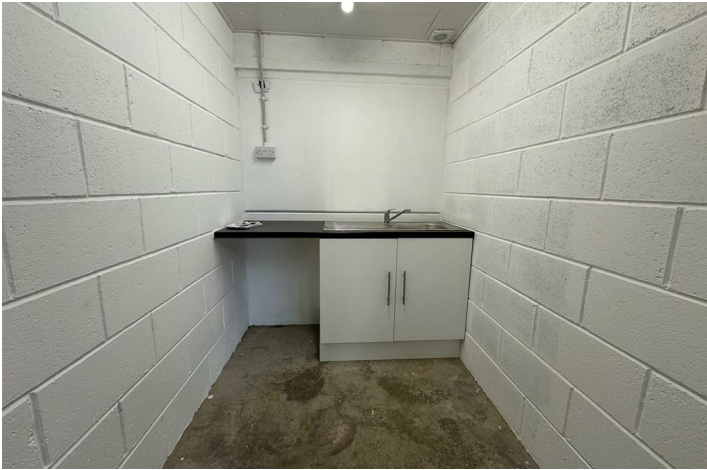
The property comprises of a single storey steel portal framed industrial unit divided into 2000sqft units, Unit 2 is a new and modern unit located within a highly secure concrete yard protected by 8ft high none transparent steel fencing, electric controlled fob access gate and extensive CCTV, The warehouse is open plan and fully insulated, also highly secure due to its reinforced concrete interior boundary walls, steel 12 leaver doors, additional cage gates beyond doors, new intruder alarm, HD CCTV and fire alarm system, The property benefits from having drive in access via roller shutter, maximum height of 4.2m, amenities consist of office, canteen and w/c facilities, solid concrete floor, Full LED lighting to the warehouse and office etc.

Externally, there is a substantial secure concrete shared yard with designated parking.

Mains services to include electricity, water and drainage are connected to the premises.

The unit is part of a friendly community of businesses.

- • NEW MODERN HIGHLY SECURE INDUSTRIAL UNIT
- • SECURE GATED YARD WITH DESIGNATED PARKING
- • 2,000 Sq Ft (600.9 Sq M)
- • LARGE DRIVE IN ACCESS ROLLER SHUTTER
- • NEW FULL ALARM, HD CCTV, FIRE ALARM
- • FULLY INSULATED
- • Rent: £1,666.66 PCM £20,000 per annum
- • Building Insurance: £600 per annum
- • Service/maintenance charge: £1,500 per annum
- • Business Rates : £TBC (estimated at £300 per month)



Road Map



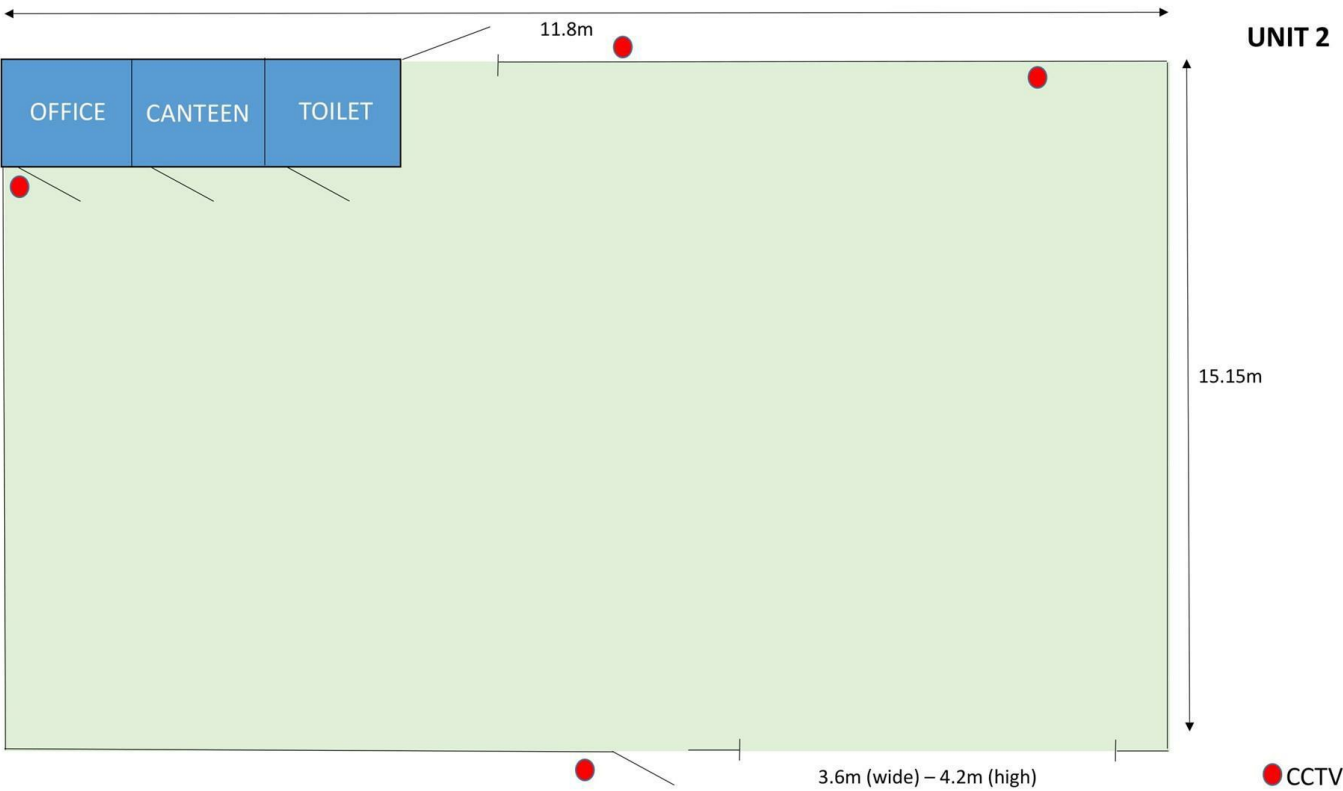
Hybrid Map



Terrain Map



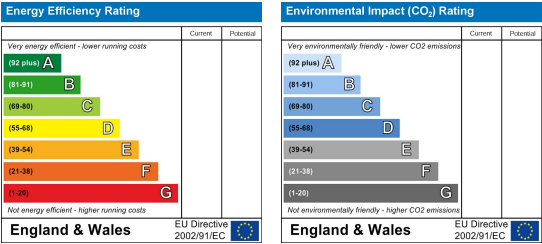
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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