

Walker Singleton

TO LET

Unit 13 Branxholme Industrial Estate
Bradford Road
Brighouse
HD6 4EA

- High Bay Industrial/Warehouse Unit
- 3,779 Sq Ft (351.09 Sq M)
- Drive in access
- Minimum eaves height of 5.7 M



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Location

Branxholme Industrial Estate is situated along Bradford Road in Bailiff Bridge to the north of Brighouse Town Centre. Good main road communications are provided to neighbouring towns and cities and Junction 25 of the M62 motorway is located only a short distance away.

Description

The property comprises a single storey terraced industrial unit clad in brick internally benefiting from:

- Drive-in access via a 4.8 M high by 4.5 M wide steel roller shutter loading door;
- Minimum eaves height of 5.7 M
- Solid concrete floor.
- W/C facility.

Services connected to the property include 3-phase electric, water, gas and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£28,500 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	3,779	351.07

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £11,000.

EPC

The property has been assessed with an EPC rating of E - (111).

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Johnjoe Wright

Direct Line: 01422 430020

Email: johnjoe.wright@walkersingleton.co.uk

Ref: 29580

Date: Jul-24



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