

Walker Singleton

TO LET

Unit 4b
Armytage Road
Brighouse
HD6 1QF

- MODERN INDUSTRIAL TRADE UNIT
- GIA 5,470 SQ FT (508.17 SQ M)
- TWO STOREY OFFICE BLOCK
- ESTABLISHED TRADING LOCATION CLOSE TO J25, M62



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Location

The property is located on the Armytage Road Industrial Estate adjacent to Junction 25 of the M62 motorway. The property is less than a mile to the south east of Brighouse Town Centre with excellent main road communications. Armytage Road Industrial Estate is an established and popular trading location with trade counter operators and a mixture of industrial occupiers.

Description

The unit briefly comprises part of a larger terrace of industrial trade units providing single-storey workshop space accessed via a 4.25M x 4.25M roller shutter drive-in loading door. The units are of steel framed construction with block and brickwork walls and profile metal sheet cladding to the front elevation.

Internally the unit has an internal eaves height of 4.5M with solid concrete floor and sodium lighting. To the rear of the unit is a blockwork store with mezzanine stores above.

To the front of the unit is a two storey office block with entrance vestibule leading to two offices and w/c's at ground floor with two additional offices and kitchen at first floor level.

All mains services are connected to the property to include 3-phase electrics. Heating to the offices is provided by way of a gas fired central heating system and there are both fire and intruder alarms. None of these services have been tested and therefore interested parties should satisfy themselves as to their condition and suitability for intended use.

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Rental

£46,500 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground Floor Workshop & Offices	4,901	455.33
First Floor Office	569	52.84
Total approximate GIA	5,470	508.17

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 £28,500.

EPC

The property has been assessed with an EPC rating of C - 71.

Terms

A new Full Repairing & Insuring Lease for a minimum period of 6 years

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:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 30573 Date: Jul-24



Walker Singleton
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