

Walker Singleton

TO LET

Walkley Works
Walkley Lane
Heckmondwike
WF16 0PH

- Substantial Industrial unit
- First Floor offices
- 11,263 ft² (1,046 m²)
- Drive in loading access via roller shutter
- On-site parking provision



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Location

The subject property is situated on the B6117 Walkley Lane and is located only 0.5 miles from Heckmondwike town centre. The surrounding area is an established industrial location with good transport links. Junction 26 of the M62 is located 15 minutes drive away.

Description

The property comprises a portal frame industrial building with profile metal sheet cladding, to eaves of approximately 8.7 metres. The unit is single storey with a concrete floor throughout, beneath a mono-pitch profile metal deck roof, incorporating roof lights. There is vehicular access to the unit via a roller shutter door. Fluorescent lighting is situated throughout the unit.

There are two overhead cranes, one being a SWL 20 tonne and the other a SWL 15 tonne. The property benefits from a shared yard to the rear of the unit.

To the right hand side of the unit is a two storey brick built office building. The first floor offices are included with the unit. This is currently split up into three offices and has welfare facilities.

Mains services connected to the property include three phase electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

£47,000 Per Annum Exclusive of all other outgoings

Accommodation

The total approximate gross internal floor areas are:

	Ft ²	M ²
Warehouse	9,437	876.72
Offices	1,826	169.65
Total approximate GIA	11,263	1,046

Please note final sizes are subject to site measurement. 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 business rates and has a Rateable Value of £41,000.

Terms

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



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Oak House, New North Road, Huddersfield, HD1 5LG

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Energy Performance

The property has an EPC rating of B (44).

VAT

The rentals quoted are exclusive of VAT. As far as we are aware there is no VAT charged on the rent.

Legal Fees

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

Viewing

For further information or to arrange a viewing, please contact the letting agent:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Ref: 46325

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