

**111 New North Road
Heckmondwike
WF16 9DP**

**Rent:
£35,000
per annum**



SINGLE STOREY INDUSTRIAL WORKSHOP

505.38m² (5,440ft²)

- Drive-in loading door via small compound
- Good sized yard
- Prominent position with good access to Junctions 25, 26 & 27 of the M62 motorway network

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DESCRIPTION

The property comprises a single storey detached industrial unit formerly occupied as an engineering workshop with ancillary office accommodation.

The property is of steel framed construction and has the benefit of a concrete floor, 3 phase electricity supply, gas heating and drive-in loading door via a self-contained compound.

The accommodation extends to 505.38m² (5,440ft²) with mezzanine stores providing a further 47.31m² (509ft²).

The property has good frontage onto New North Road on the edge of Heckmondwike town centre and the letting includes part of the adjacent concrete surfaced yard and car parking area.

LOCATION

The property is positioned approximately 0.5 miles from the centre of Heckmondwike fronting New North Road which is one of the main access roads into Heckmondwike town centre linking it with the A62 Leeds to Huddersfield Road.

Heckmondwike is a small market town in the Heavy Woollen District which has a local centre providing a range of shops with occupiers including local and regional business, with a Morrisons supermarket, Lidl, Costa Coffee and a MacDonaldis Drive-Thru. It is convenient for access to other principal towns across West Yorkshire, including Huddersfield, Leeds, Bradford, Halifax, Batley and Dewsbury, and is accessible for Junctions 25, 26 & 27 of the M62 motorway network at Brighouse, Cleckheaton and Birstall respectively.



ACCOMMODATION

GROUND FLOOR

Offices 53.51m² (576ft²)
Including Manager's Office
Entrance Lobby
Kitchenette & WC

Workshop 451.87m² (4,864ft²)
With drive-in loading door to the rear
Elevation, gas blower heating, and
3 phase electricity

TOTAL GROUND FLOOR 505.38m² (5,440ft²)

MEZZANINE FLOOR

Stores 47.31m² (509ft²)

Overall Total 552.69m² (5,949ft²)

OUTSIDE

The property has a secure gated entrance from New North Road into a concrete surfaced yard and driveway. It includes a self-contained compound to the rear which provides loading access into the drive-in loading door.

RENT

£35,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£17,250

Uniform Business Rate of 51.2p/£ (2023/24).

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

LEASE TERMS

The property is offered by way of a new lease for a term of 3 years or multiples thereof to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VIEWING

Jonathan J Wilson BSc(Hons) MRICS
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VAT - VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E (valid until 12/07/2033).

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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