

bramleys

COMMERCIAL

For Sale

Unit 3
Brookwoods Industrial Estate
Burrwood Way
Holywell Green
Halifax HX4 9BH

Price: Offers in
the region of
£1,050,000



WAREHOUSE/FACTORY PREMISES

1,256m² (13,518ft²)

Site Area 0.7 acres

- Rare opportunity to acquire vacant freehold industrial premises
- Positioned in a popular industrial location with good access to Junction 24 of the M62 motorway network
- Approximately 5.25m internal eaves height

DESCRIPTION

The property comprises a single storey detached modern warehouse/factory building which is of steel portal frame design and construction clad in concrete block and faced in brick and PVCu coated profile metal decking sheets.

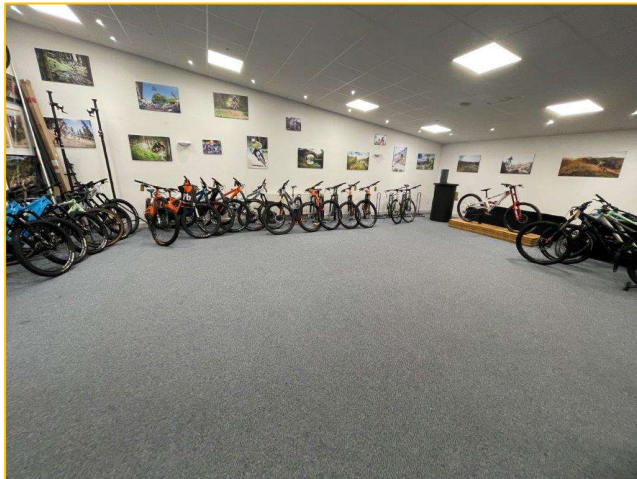
The property provides an overall floor area of 1,256m² (13,518ft²) including first floor offices, and is positioned upon a site which extends to approximately 0.7 acres. It has the benefit of all mains services, including 3 phase electricity, and benefits from 3 drive-in loading doors off the yard and car parking area to the front.

The availability of the property presents an excellent opportunity for investors and owner-occupiers to acquire vacant freehold industrial accommodation which is positioned in a sought after and well-established industrial location.

LOCATION

The property forms part of the Brookwoods Industrial Estate in Holywell Green, positioned between the towns of Halifax and Huddersfield. It is accessible for Halifax via West Vale and the A629 Calderdale Way to the southwest, and to the northeast is accessible for Junction 24 of the M62 motorway network.

This is a good location for industrial occupiers providing good connectivity and being positioned on a well-established industrial estate.



ACCOMMODATION

Ground Floor **981.02m² (10,560ft²)**
Including:
Workshop/Warehouse Area
Entrance Lobby
General Office
Staff Kitchen
Stores
Male and Female WCs

First Floor **274.85m² (2,958ft²)**
Including:
Showroom
Meeting Room
Private Offices
Stores

Mezzanine Stores **148.27m² (1,596ft²)**

TOTAL (Excluding Mezzanine) **1,256.00m² (13,518ft²)**
TOTAL (Including Mezzanine) **1,404.00m² (15,114ft²)**

OUTSIDE

The property is positioned upon a site of approximately 0.7 acres and includes a tarmac surfaced yard and car parking area to the front which includes parking for approximately 15 cars.

ASKING PRICE

Offers around £1,050,000.

TENURE

Freehold (Title No. WYK593994).

RATEABLE VALUES

£56,000

VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

VAT

VAT will be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

SERVICES

The property has the benefit of mains gas, water, electricity and sewer drainage. The property has a 3 phase electricity supply. There are air conditioning units to selected offices and gas fired central heating.

EPC ASSET RATING:

tbc

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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 in situ 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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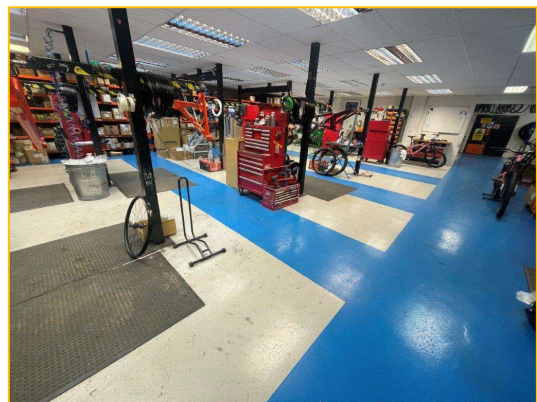
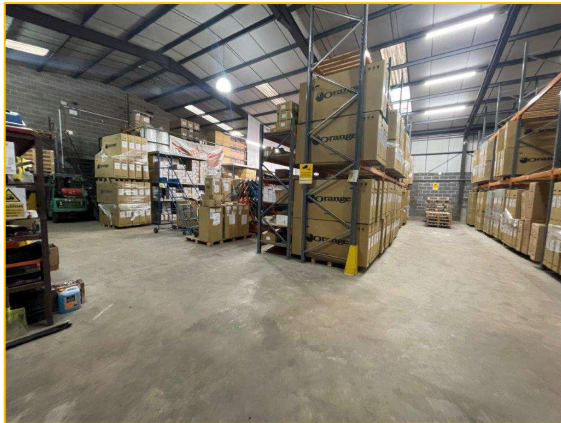
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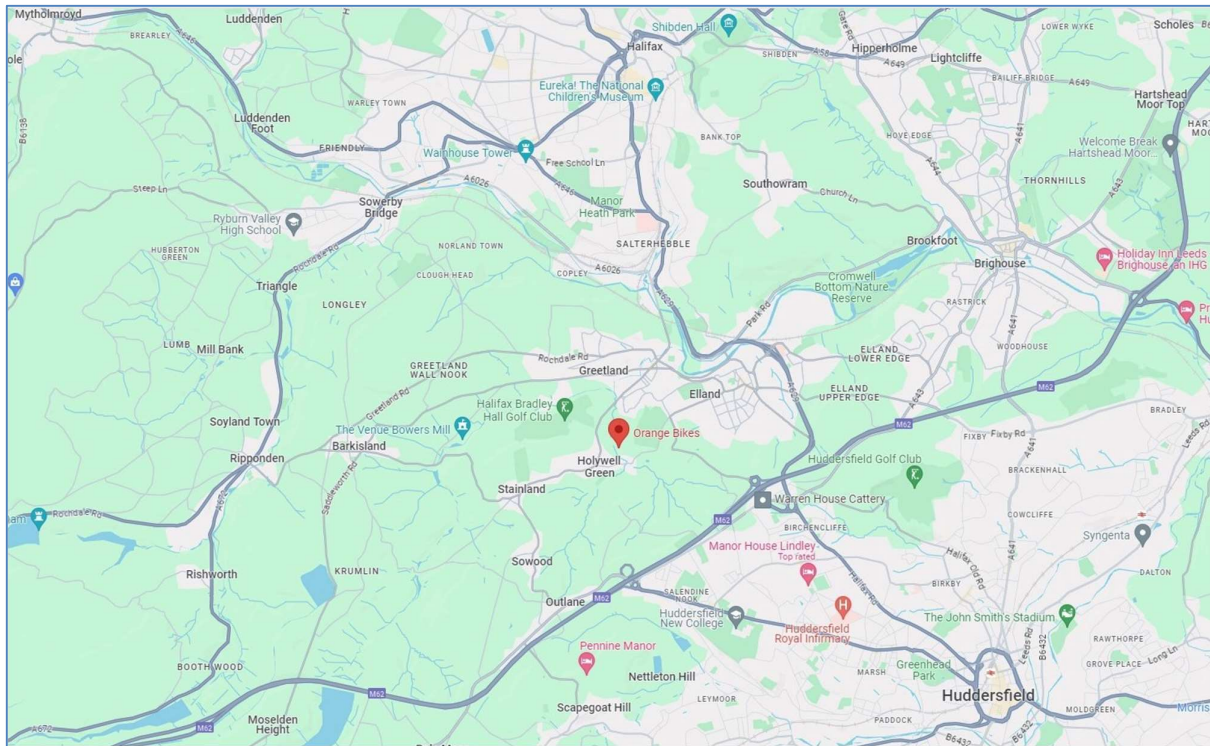
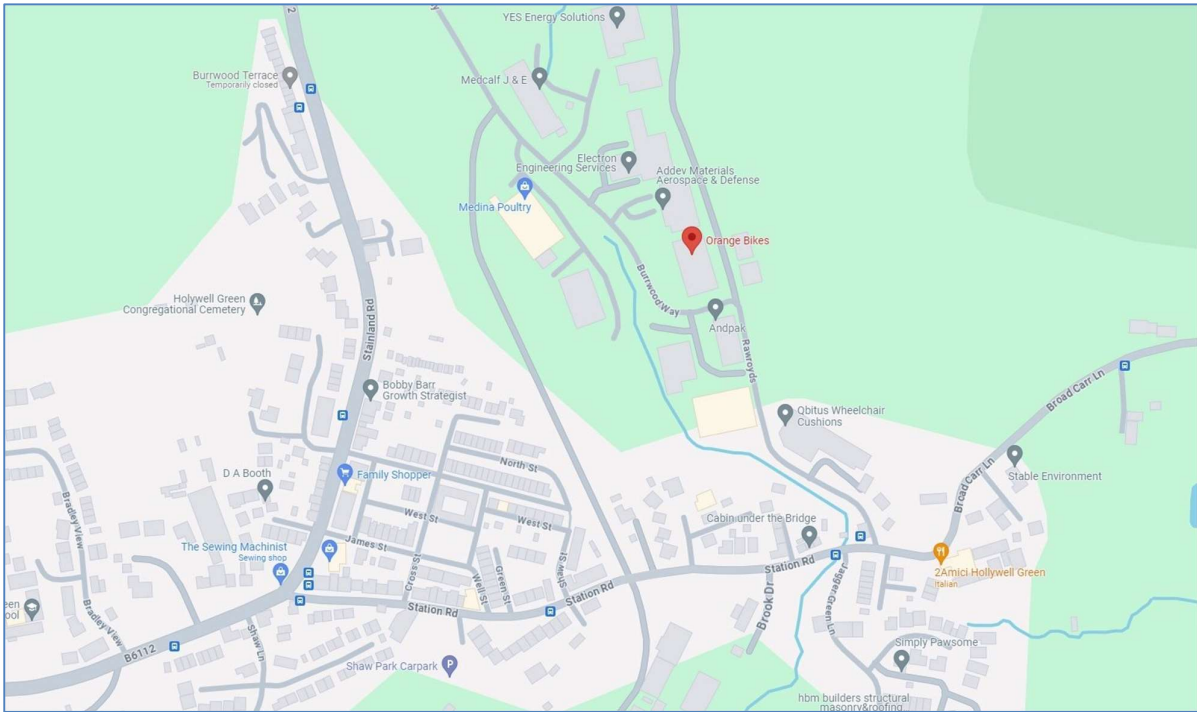
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