

**Ashgrove House
Bankfield Lane
Kirkheaton HD5 0JG**

**Rent:
£38,000
per annum**



**DETACHED HYBRID OFFICE/WORKSHOP BUILDING
WITH SECURE YARD**

300.72m² (3,237ft²)

- Modern specification offices with CCTV
- Located in a semi-rural location
- Having the benefit of part ground level store & single storey extended workshops and secure yard to rear
- Approx 3.5 miles from Huddersfield town centre and within 4 miles of Junction 25 of the M62 motorway network

DESCRIPTION

The property comprises a two storey stone built former barn which was converted to provide modern specification offices in 2012. To the front of the building are two single storey workshops and a secure enclosed tarmacadam yard/car parking area. In addition there is a small concrete surfaced compound to the rear.

The office accommodation includes suspended ceilings with inset spotlighting, dado trunking for data cabling and electric wiring to the perimeter walls and being carpeted throughout, in addition to having CCTV and electrically operated security gates to the car park.

LOCATION

The building is located in a semi-rural location 3.5 miles from Huddersfield town centre and having good access to Junction 24 of the M62 motorway network, in addition to being accessible for the M1 motorway network at West Bretton.

The availability of the property provides an excellent opportunity to lease self-contained premises offering both workspace and good quality offices in an accessible location with good car parking and secure external storage.

ACCOMMODATION

		m ²	(ft ²)
BUILDING 1			
Ground Floor	Entrance Lobby Reception office Meeting Room Store & Kitchen WC	47.81	515
Rear Store	With separate W.C. and access from the secure yard to the rear	50.80	547
First Floor	Offices comprising: Two private offices Open plan office General office Store Kitchen & WC	91.32	983ft ²
BUILDING 2			
Ground Floor	Single storey workshop With lean-to	55.80	600ft ²
BUILDING 3			
Ground Floor	Single storey lean-to workshop	54.99	592
TOTAL		300.72	3,237



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RENT

£38,000 per annum

The Landlord would consider a sale of the property at an asking price of £550,000.

BUSINESS RATES AND UNIFORM BUSINESS RATE

£13,250 54.6.2p (2024/25)

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.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
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Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

OUTSIDE

The property benefits from having a secure yard to the rear having loading doors from the ground level. The property also has a surfaced, fenced and gated car park to the front.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate three yearly rent reviews and be let on effective full repairing and insuring terms.

The tenant will be responsible for business rates and all utility costs.

LEGAL COSTS

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

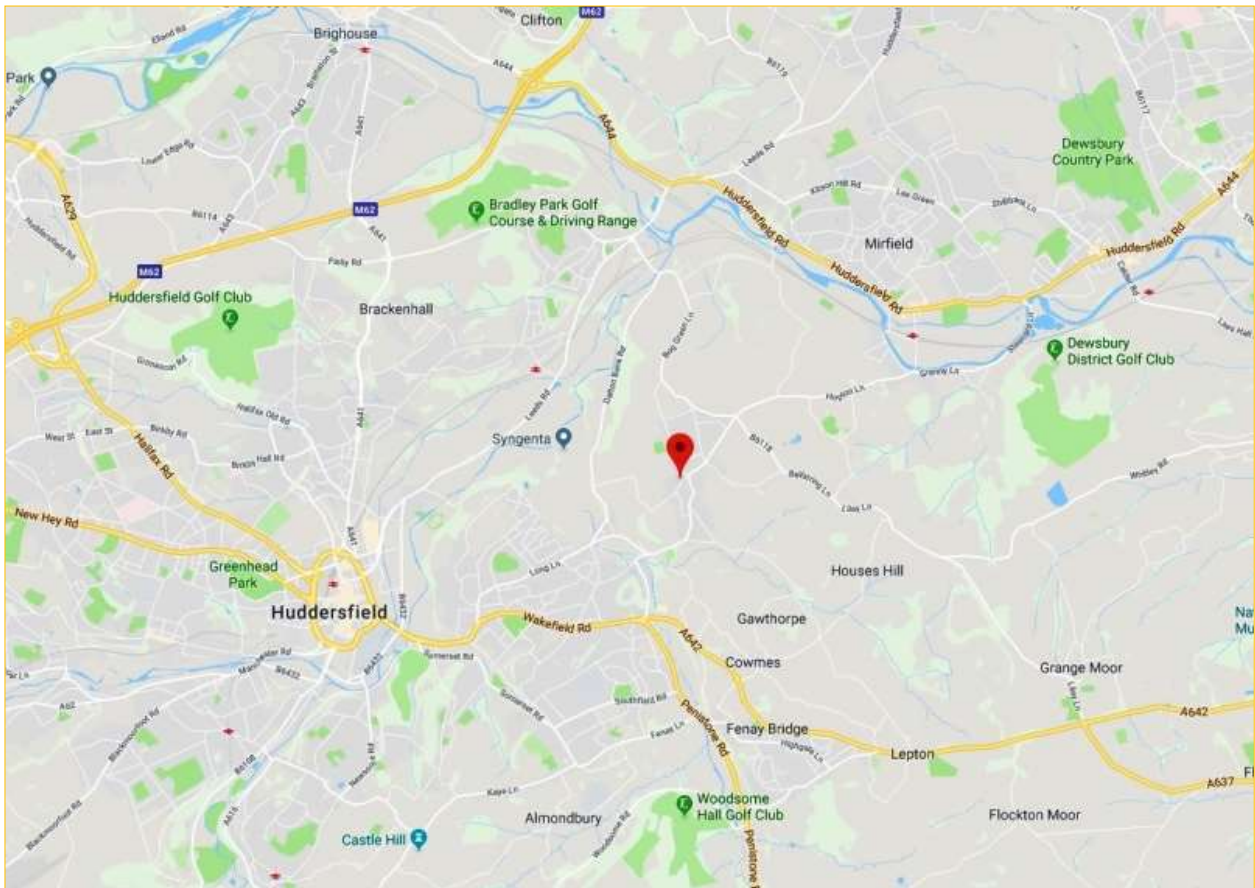
VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.



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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 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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