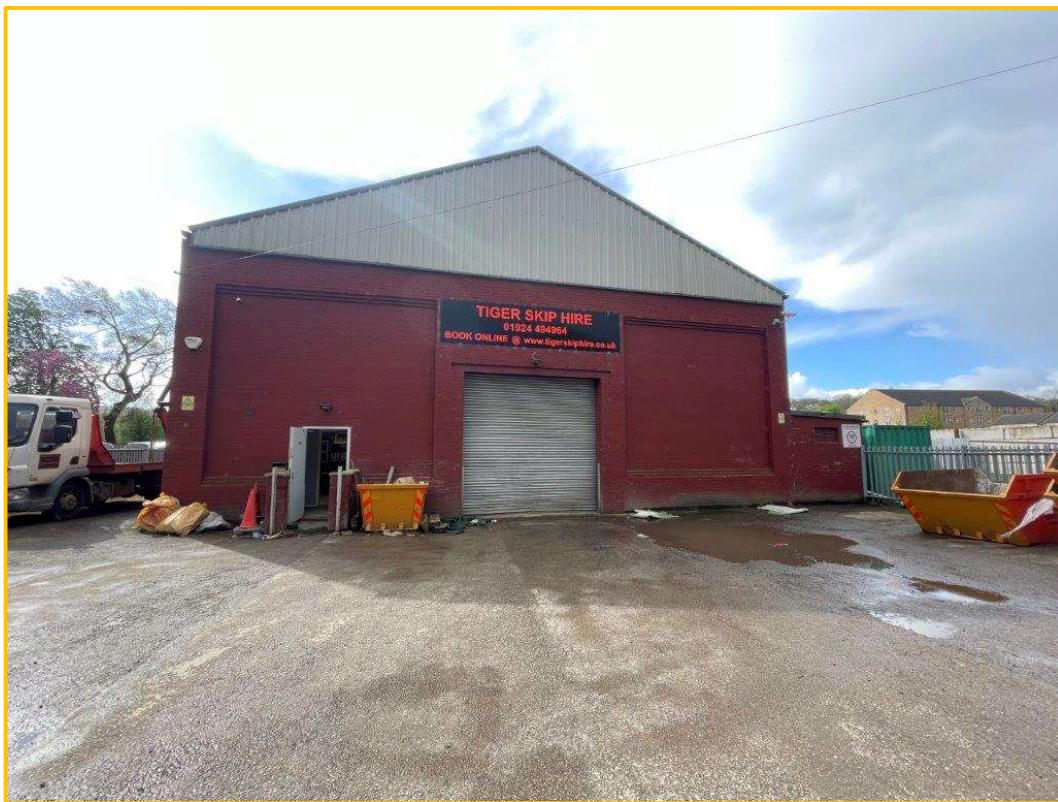


Unit 1
Station Yard
Mirfield
WF14 8QF

Rent: £22,000
per annum



SINGLE STOREY INDUSTRIAL PREMISES WITH YARD

273.69m² (2,946ft²)

- Internal eaves height of 6.1m
- 3 Phase electricity
- Well positioned on the edge of Mirfield town centre with good access to the M1 and M62 motorway networks.

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DESCRIPTION

The property comprises of single storey brick built industrial unit constructed under a steel truss roof having a single drive-in loading door within the ground floor and having an internal eaves height of 6.1m.

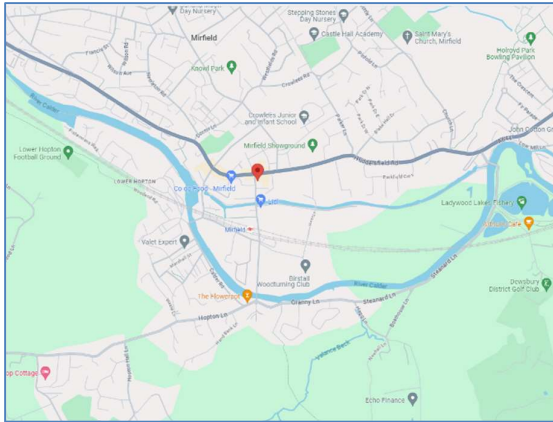
The property has the benefit of 3 phase electricity and a tarmacadam surfaced yard which is secured by a palisade fence.

The unit is suitable for a wide range of industrial uses and has a good internal office content.

LOCATION

The property is positioned on the edge of Mirfield town centre, a short distance from the amenities in the town and close to the railway station.

It is well positioned in an established industrial location approximately 3 miles from Junction 25 of the M62 motorway network and within 7 miles of Junction 38 of the M1 motorway at Ossett.



ACCOMMODATION

GROUND FLOOR

Workshop	167.89m ² (1,807ft ²)
Offices, Stores & Staff Facilities	64.15m ² (691ft ²)

FIRST FLOOR

Offices	41.65m ² (448ft ²)
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Total	273.69m² (2,946ft²)
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OUTSIDE

The property has a self-contained tarmacadam surfaced yard which is enclosed by a palisade fence and has a gated entrance.

RENT

£22,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£7,300

Uniform Business Rate of 49.9p/£ (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.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated 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

Jonathan.wilson@bramleys1.co.uk

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.

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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