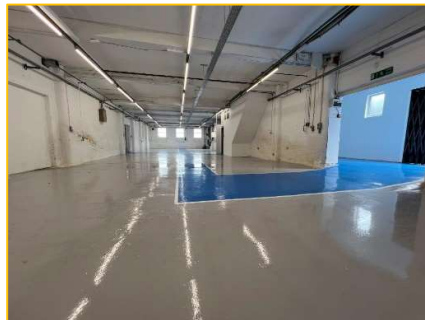


Unit 1
Manor Croft Works
Commercial Road
Skelmanthorpe HD8 9DT

Rent
£55,000
per annum



REFURBISHED WORKSHOP AND OFFICES

With Ample Car Parking and Yard Area

753.56m² (8,111ft²)

- Positioned upon the new Manor Croft Industrial Estate in Skelmanthorpe
- 2 storey brick built workshop with offices currently undergoing refurbishment
- Ground level loading
- 240 KVA electricity supply

DESCRIPTION

MANOR CROFT INDUSTRIAL ESTATE

The Estate has recently been created out of the former Pennine Industrial Equipment premises to create a high quality, attractive industrial complex within the heart of Skelmanthorpe, providing good quality industrial and office accommodation in an attractive setting with the benefit of ample on-site car parking and yard area.

The Estate comprises 4 units, with unit 1 being positioned to the southern extreme of the site to the head of the yard, having good access to loading doors and car parking to 3 sides of the building.

UNIT 1

Unit 1 is the original building on the site and provides part single storey and part two storey accommodation with ground floor workshop extending to 456.22m² (4,911ft²). This has 2 loading doors within the side elevation and a separate dock level loading door within the front elevation accessed via the main estate yard.

The building has designated car parking to 3 sides for approximately 18 cars.

The first floor provides partitioned office accommodation extending to 297.34m² (3,200ft²) with the overall floor area being 753.56m² (8,111ft²). The upper floor has the ability to load at ground level from the rear offering flexibility to a prospective tenant.

The property is available immediately following the landlord's refurbishment works, with tenants having the ability to have some input on the level of refurbishment works, subject to signing a pre-let agreement.



ACCOMMODATION

GROUND FLOOR

Workshop 456.22m² (4,911ft²)

FIRST FLOOR

Partitioned Offices 297.34m² (3,200ft²)

Total

753.56m² (8,111ft²)

OUTSIDE

The building has designated car parking to 3 sides for approximately 18 cars.

RENT

£55,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

Uniform Business Rate of 54.6p/£ (2024/25).

SERVICES

The Property will have the benefit of a 240 KVA electricity supply. The site has mains water and sewer drainage. The property does not have a gas supply.

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

jonathan.wilson@bramleys1.co.uk

George Aspinall

george.aspinall@bramleys1.co.uk

LEASE TERMS

The premises are available by way of a sub-letting for a term to be negotiated. The sub-lease shall be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D

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 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

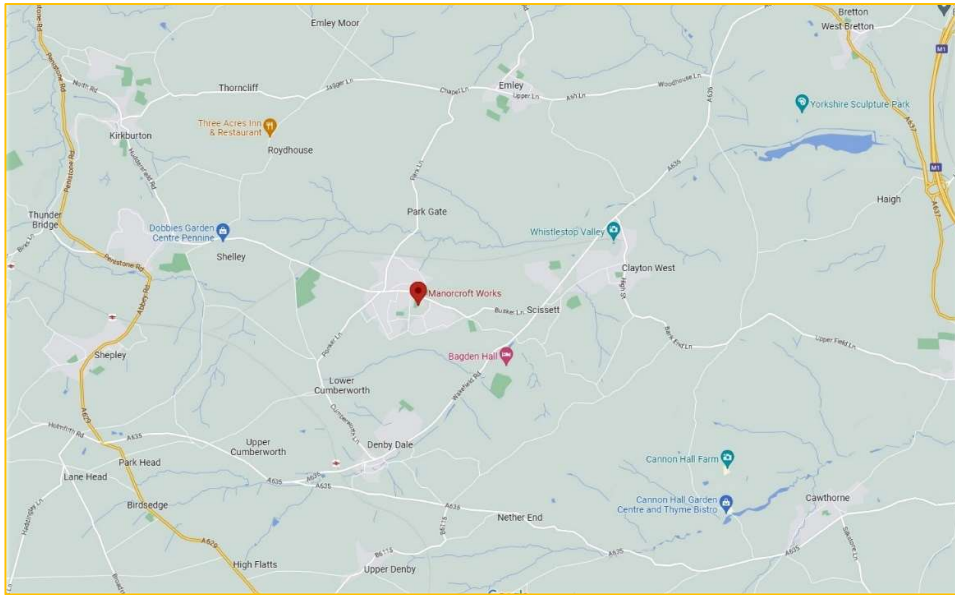
e: commercial@bramleys1.co.uk

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LOCATION

The property is positioned on Manor Croft Industrial Estate in the centre of Skelmanthorpe village off Commercial Road. Commercial Road connects Skelmanthorpe with Clayton West to the east which in turn provides good access along Wakefield Road (A636) towards Denby Dale and Junction 39 of the M1 motorway network.

Skelmanthorpe is approximately 8 miles to the south of Huddersfield and is also convenient for access to Barnsley, Wakefield and Sheffield.



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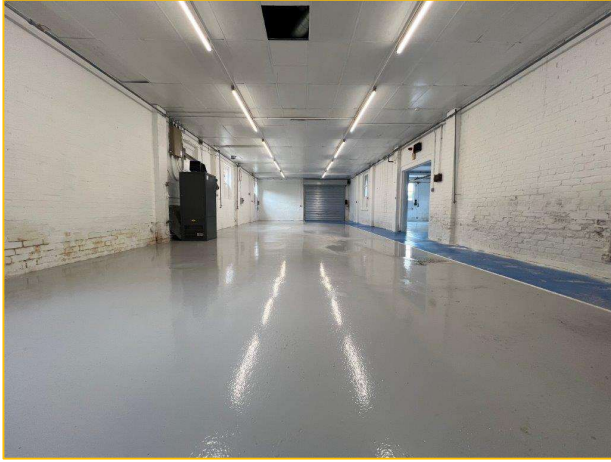
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