

TO LET

Part Union Works, Oxford Road Gomersal, BD19 4HQ



SHOWROOM/OFFICE FACILITIES 162.49 m2 (1,749 Sq.ft)

KEY FEATURES

- Refurbished facilities
- Contemporary fixtures & fittings
- Available for immediate occupation.
- Suspended ceilings & central heating

RENTAL
£12,000
Per Annum

Accommodation

Ground Floor

Reception/Office	27.68 sq. m.	(298 sq. ft)
Office	8.76 sq. m.	(94 sq. ft)

First Floor

Showroom/Office	116.88 sq. m.	(1,258 sq. ft)
Kitchen	9.17 sq. m.	(99 sq. ft)

Total Net Internal Floor Area **162.49 sq. m.** **(1,749 sq. ft)**

Rating Assessment

The property currently forms part of a larger hereditament for rating purposes and will require re-assessment on occupation.

Services

The property benefits from the provision of all main services. Space heating & hot water is provided from a gas fired boiler serving pressed steel radiators throughout

Terms

The property is available to let by way of a new internal repairing and insuring lease for a term of 3 years or longer. Any term more than this will incorporate 3-year rent reviews.

Rental

£12,000 per annum exclusive paid monthly in advance

Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal costs.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

VAT

The rental quoted is exclusive of any VAT liability – If applicable

Viewing

Please make contact for further information and viewing arrangements