



BOULTONS

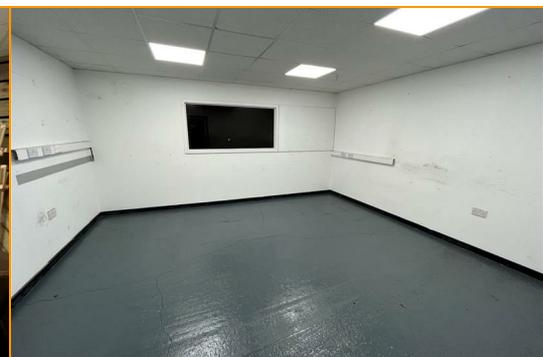
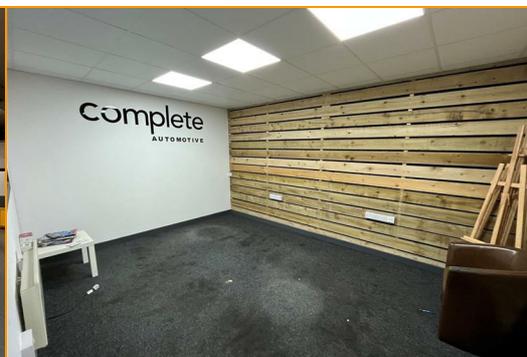
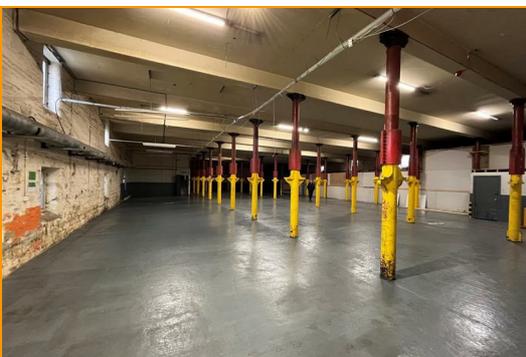


Sycamore Industrial Estate

Walkley Lane, Heckmondwike, WF16 0NL

£50,000 Per Annum

The unit is the lower ground floor of a two storey with attic industrial/warehouse unit under a dual pitched tiled roof. The unit has drive in loading access via an roller shutter door from the front yard area and a pedestrian door which provides access from the same yard. The yard area to the front of the property is shared with the neighbouring unit and accessed off Walkley Lane. The main car parking for the unit is located across the yard area. Internally the unit benefits from an open span work/storage area, solid concrete floor throughout, office/trade counter provision, high bay lighting, 3 phase electric and a WC/WB.



SERVICES

The unit benefit from three phase electric supplies and mains water and drainage.

INTERNAL FLOOR AREA

The total approximate gross internal floor area is:

Unit 7 1,156.17 sq metre or 12,445 sq foot

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

USE CLASS

The use class is B2/B8

RATEABLE VALUE

The property will require re-assessment for Business Rates purposes.

TERMS

The unit is available to let by way of full repairing and insuring leases, for a term of years to be agreed.

RENT

£50,000 per annum

VAT

The rent is quoted exclusive of VAT.

EPC RATING

D (91)

LEGAL FEES

The ingoing tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

VIEWINGS

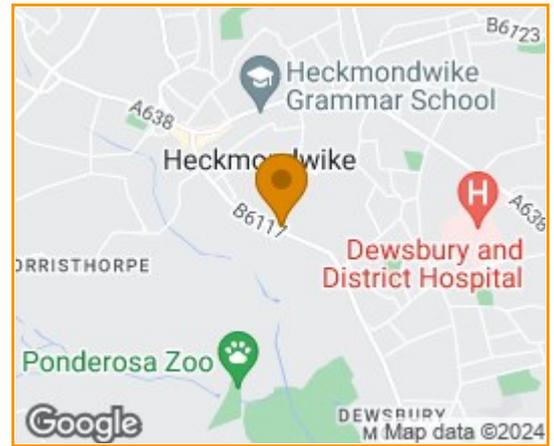
Please contact Boultons for viewings on 01484 515029 or email sales@boultonsestateagents.co.uk

APPLICATIONS

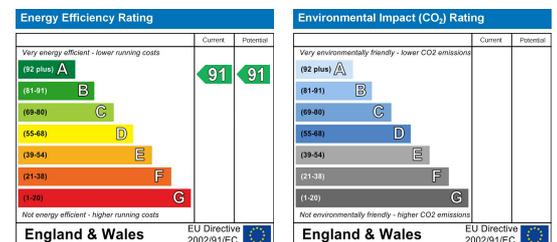
To apply for the property please write to Boultons, 54 John William Street, Huddersfield, HD1 1ER or email sales@boultonsestateagents.co.uk

Applications are subject to a £180.00 inc VAT application fee.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

54 John William Street, Huddersfield, HD1 1ER

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