



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the instructions of Wharfedale Limited**

**TO LET**

# **WELL LOCATED INDUSTRIAL/ WAREHOUSE UNIT**

**UNIT 111A, BMK INDUSTRIAL ESTATE,  
WAKEFIELD ROAD, LIVERSEDGE,  
WEST YORKSHIRE, WF15 6BS**

684 m<sup>2</sup> (9,306 sq ft)



- Good quality upper floor warehouse unit
- Benefitting from eaves height up to 6.6m with office and ancillary facilities
- Strategically well located only a short distance from main A62 Leeds Road providing good motorway links

**0113 2348999**

## Location

The property is located on the established BMK Industrial Estate with access from Wakefield Road and Westgate (A638) and adjacent to the A62 Leeds/Huddersfield Road.

The location provides excellent access throughout the West Yorkshire area with junctions 25 to 28 of the M62 motorway all within a six mile radius.

## Description

The property comprises an upper floor steel portal frame industrial / storage unit. Primary access is provided by way of a substantial roller shutter door accessed via a ramp. Internally the property benefits from office and ancillary facilities.

BMK Industrial Estate benefits from onsite loading, circulation and vehicle parking space.

## Accommodation

Ground Floor	
Workshop/warehouse	626.83m <sup>2</sup> (6,746sq ft)
First Floor Storage	237.74m <sup>2</sup> (2,559 sq ft)

Internally the premises provide open plan warehouse/industrial accommodation with an eaves height of 4.4m up to 6.6m.

**Gross Internal Floor Area      684m<sup>2</sup> (9,306 sq ft)**

## Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity, in addition to individual appliances and lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally informed by Kirklees Metropolitan Council the premises are assessed at Rateable Value:

Warehouse & Premises      £14,750

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, Tel 01484 221000.

## Energy Performance Certificate

An energy performance certificate (EPC) will be available upon request.

## Lease Terms

The premises are offered to let by way of a new lease for a period of 3 years, or multiples thereof.

## Rent

£27,500 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs should a formal lease be required. However the landlord does have a standard in house tenancy agreement which can be utilised and minimise legal costs.

## Viewing/Enquiries

Strictly by appointment solely with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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**Eddisons**  
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**Our Ref: 1065/A/M**  
**November 2019**

**Subject to Contract**



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**0113 2348999**  
**www.michaelsteel.co.uk**

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.