

# TO LET

## Wharfedale Property

Unit 4 Union Works, Beck Lane, Heckmondwike WF16 0HL

### Ground Floor Warehouse / Workshop Unit



9,506 ft<sup>2</sup> (883.14 m<sup>2</sup>)

Rent: £28,000 per annum exclusive

- Competitively priced warehouse / workshop unit
- Located just off Heckmondwike town centre, opposite Morrisons
- Within 5 miles of junctions 25 – 28 of the M62
- EPC Rating – TBC

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
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### Location

Unit 4 Union Works is located within a shared yard accessed from Beck Lane, opposite the Morrisons supermarket in the heart of Heckmondwike town centre. The property benefits from excellent access connections across West Yorkshire with junctions 25 – 28 M62 being within 5 miles of the premises.

### Description

The property comprises a single storey warehouse unit. The warehouse is accessed a large roller shutter door and boast a clear span warehouse bay with concrete floors throughout.

Externally, the unit benefits from a shared surfaced yard/car parking area.

### Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews.

### Rent

£28,000 per annum exclusive.

### VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

### Buildings Insurance

£1,950 plus VAT for the whole of 2020.

### Services

Mains electricity is connected to the property.

### Business Rates

To be reassessed by the Valuation Office Agency.

### Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

### Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 9,506 ft<sup>2</sup> (883.14 m<sup>2</sup>).

### Viewing

Strictly by appointment only with the landlord, contact:

|                     |                              |               |
|---------------------|------------------------------|---------------|
| Wharfedale Property | Joe Oade                     | 01924 476 496 |
|                     | joe@wharfedaleproperty.co.uk |               |

**Subject to Contract**

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