

TO LET

Wharfedale Property

Unit 2 Sandmoor Garage, Victoria Street, Birstall WF17 9ET

Refurbished Workshop with Substantial Hard Standing Yard



4,893 ft² (454.58 m²)

Rent: £20,500 per annum exclusive

- Refurbished workshop unit within 0.3 acre self contained compound
- Located just off Huddersfield Road / Gelderd Road (A62) and Leeds Road (A643)
- Suitable for a variety of uses (Subject to Planning)
- EPC Rating - TBC

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

Sandmoor Garage is located just off Birstall town centre, benefiting from a self contained compound / yard extending to 0.3 acres. Unit 2 is a stones throw away from the prominent main road intersection of Huddersfield / Gelderd Road (A62) and Leeds Road (A643) and the well known 6 Lanes End junction. The Gildersome Interchange junctions for the M62 and M621 are approximately 1.5 miles distant.

Description

The premises comprise a single storey workshop unit which benefits from a solid concrete floor, Roller Shutter and personnel access doors, partitioned reception, offices, toilets and canteen facilities. The unit is undergoing a full refurbishment programme which includes new sky lights and redecoration throughout to provide accommodation suitable for a variety of uses (Subject to Planning).

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 where applicable.

Services

Three phase electricity, water and drainage are connected to the property.

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.

Business Rates

£14,750 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance

Figures can be provided upon request.



VAT

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

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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