

# TO LET

## Wharfedale Property

Unit 20 Greenhill Mills, Grange Road, Batley WF17 6LH

Store / Office / Workshop Accommodation with Secure Compound



482 ft<sup>2</sup> (44.78 m<sup>2</sup>) on a yard extending to approximately 4,000 ft<sup>2</sup> (371.61 m<sup>2</sup>)

Rent: On Application

- Well located on Grange Road on our popular Greenhill Mills Industrial Complex
- Suitable for a Variety of Storage and Industrial Uses
- To be Newly Refurbished
- Affordable Accommodation available on Flexible Terms

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

# 01924 476496

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## Location

The property is located on the outskirts of Batley Town Centre on the Greenhill Mills Complex. The complex fronts onto the south side of Grange Road which links the A652 Bradford Road with Challenge Way and the B6128. Close proximity to the A653 allows direct access to Junction 28 of the M62.

## Description

The property comprises a ground floor office / storage unit with toilet and kitchenette facilities. Externally, the property will benefit from a gated and fenced secure compound suitable for a variety of storage uses.

Our Greenhill Mills complex benefits from ample car parking and circulation yards.

## 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

On Application.

## VAT

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

## Building Insurance

Figures can be provided upon request.

## Services

Mains electricity, water and drainage are connected to the property.

## Business Rates

Shop & Premises: £3,250 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Legal Costs

The incoming tenant is to be responsible for both parties' legal costs incurred in the transaction.

## Accommodation

Measured on a Net Internal Area basis, the Property extends to approximately 482 ft<sup>2</sup> (44.78 m<sup>2</sup>) and has the potential to comprise either a secure store or office within gated self-contained compound.

## Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

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