

TO LET

Wharfedale Property

Unit 4 Bankfield Business Park, Huddersfield Road, Mirfield WF14 9DD

Good quality industrial / workshop unit – LAST UNIT REMAINING



4,813 ft² (447.14 m²)

Rent: £16,850 plus VAT per annum exclusive

- Established business park strategically located just off Huddersfield Road
- Situated within gated estate with good circulation yards and parking provisions
- Suitable for both established and new businesses
- EPC Rating - E (112)

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

01924 476496

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Location

Bankfield Business Park is located on the outskirts of Mirfield town centre, benefiting from prominent main road frontage to the A644 Huddersfield Road. The A644 Huddersfield Road forms one of the principal arterial highways connecting Dewsbury town centre and Junction 25 of the M62 motorway, approximately 2 miles distant.

Description

The premises comprise a single storey workshop unit which benefits from a solid concrete floor throughout, Roller Shutter and personnel access doors, office, toilet and canteen facilities.

Externally, the premises benefit from generous circulation yards and ample parking provisions within our gated and business park.

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.

VAT

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

Legal Costs

The incoming 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.

Services

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

Business Rates

Unit 4 - Workshop & Premises: £9,100 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.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 4,813 ft² (447.14 m²).

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Michael Steel & Co	Ben Preston	0113 234 8999
Eddisons	Matthew Jennings	01274 734101

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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