

TO LET

Wharfedale Property

Unit 20 Bankfield Business Park, Huddersfield Road, Mirfield WF14 9DD

To be Fully Refurbished High Quality Warehouse / Industrial Unit



10,260 ft² (953.19 m²)

Rent: On Application

- Established business park strategically located just off Huddersfield Road
- Situated within gated estate with good circulation yards and parking provisions
- Benefits from an eaves height of 4.40m and a ridge height of 7.65m
- EPC Rating – C (73)

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

This single storey warehouse / industrial unit is currently undergoing a mass refurbishment comprising a new twin skin insulated sheet metal roof in goosewing grey, insulated side cladding in goosewing grey, full LED fit out throughout and painting internally throughout (white walls and grey steels).

The unit benefits from a solid concrete floor and toilet and canteen facilities. Loading access is via an electric roller shutter loading door measuring 3.65m wide by 4.90m high.

Externally, the site benefits from generous circulation yards and ample parking provisions.

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.

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

Warehouse & Premises: £22,750 Rateable Value

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

Services

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

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

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