

TO LET

Wharfedale Property

Unit 24 & Unit 25 Flush Mills, Heckmondwike WF16 0EN

New Build High Bay Industrial Warehouse / Manufacturing Premises



Rent: On Application

Unit 24: 18,500 ft² (1,718.71 m²) **PRE-LET**

Unit 25: 19,000 ft² (1,765.16 m²) **AVAILABLE**

- Brand new two bay warehouse / manufacturing accommodation with 8m eaves
- Situated within fenced and gated multi-let industrial estate
- Benefits from over 1 acre of dedicated yards and car parks
- Substantial incoming mains power supply (630 Amps available to Unit 25)
- EPC Ratings – TBC

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Location

The new build units are situated within our well-established Flush Mills multi-let industrial complex which benefits from substantial frontage to Westgate (A638), the main trunk road connecting Heckmondwike town centre with the Leeds / Huddersfield (A62) Road.

The site provides for excellent access throughout the West Yorkshire area and beyond with junctions 25, 26, 27, & 28 of the M62 all situated within a 5 mile radius, providing quick and easy access to regional and national motorway networks.



Description

The units comprise two brand new build high bay warehouse / manufacturing premises of steel portal frame construction with insulated plastisol coated steel clad elevations beneath a twin skin insulated metal deck roof. The steelwork to the units has been designed to house 2no. 12.5 tonne gantry cranes (one per bay). Both units also benefit from an engineered floor slab and large up and over sectional access doors measuring circa 6m wide by circa 5.5m high.

Internally, the units benefit from high bay LED lighting and the office and welfare accommodation pods can be designed and built to the ingoing tenants' requirements as part of the overall deal. Unit 25 benefits from a 630 Amp three phase mains electricity supply. Gas fired warehouse heating is also available.

Externally the units benefit from significant concrete circulation / access yards, dedicated concrete storage yards and tarmacadam surface car parking areas measuring approximately 1.15 acres (circa 50,000 ft²) in total.

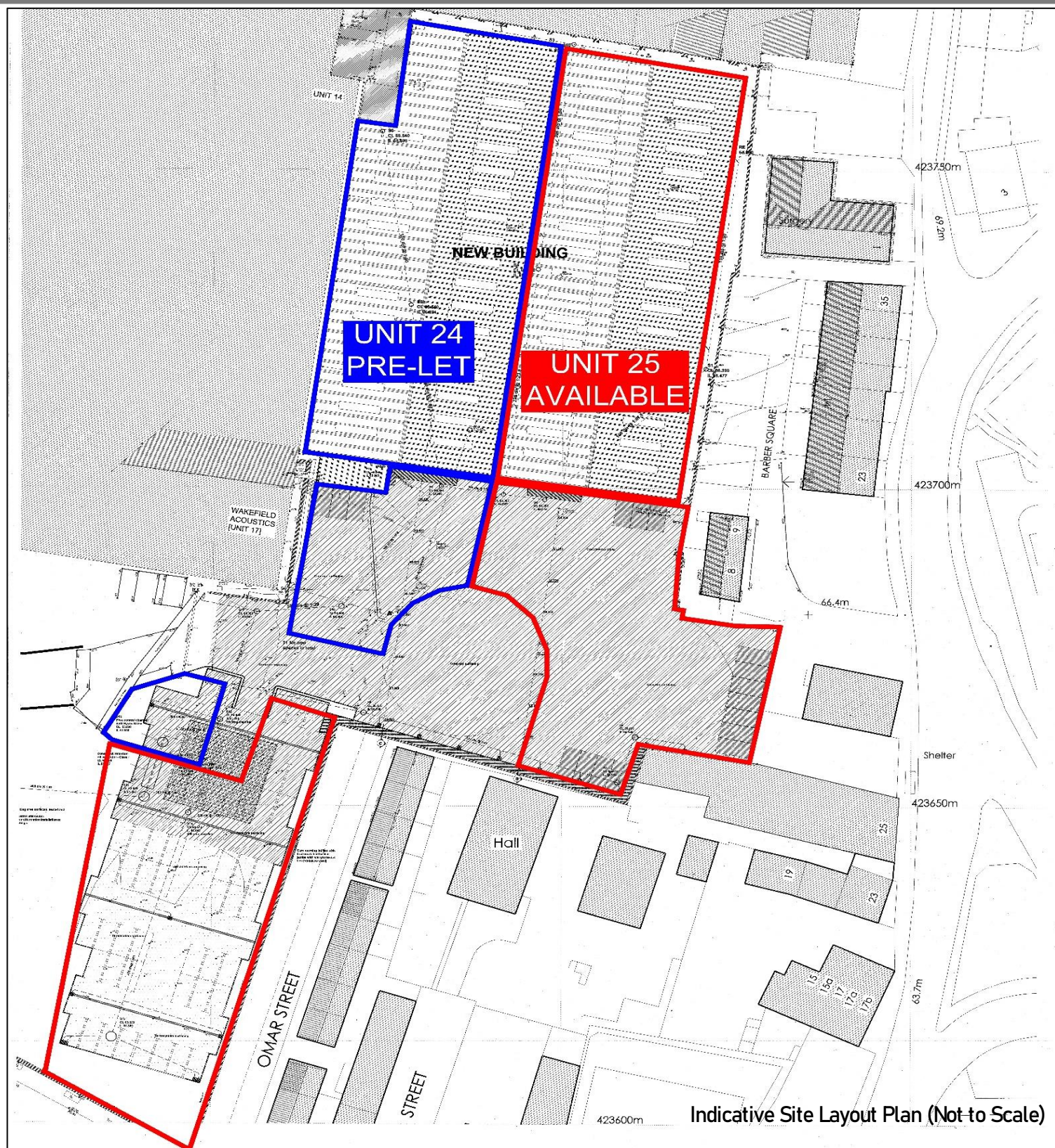
Accommodation

Measured on a Gross Internal Area basis, the units extend to approximately 37,500 ft² and will incorporate approximately 5% to 10% office and welfare facility content. Unit 24 has been pre-let leaving circa 19,000 sq.ft available in Unit 25.

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Terms

Available by way of a new tenant's fully repairing and insuring lease for a minimum term of 5 years, incorporating periodic rent reviews where applicable.

VAT

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

Service Charge / Building Insurance

Currently, no Service Charge is administered at Flush Mills and the Building Insurance figures are available upon request.

Business Rates

To be reassessed by the Valuation Office Agency upon occupation. The tenant is to be responsible for payment of Business Rates direct to the relevant Charging Authority.



Unit 25 Flush Mills – Internal Photo Mid Build (October 2021)

Further Details and Viewings

Viewings strictly by appointment only, contact:

Joe Oade, Lettings Manager

Tel: 01924 476 496

Email: info@wharfedaleproperty.co.uk

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Subject to Contract

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