

**TO LET /
MAY SELL**

Wharfedale Property

Units 1, 2, & 3 Union Works, Union Street, Heckmondwike WF16 0HL

Lofty Single Storey Industrial / Warehouse Accommodation



55,795 ft² (5,183.57 m²)

Rent / Price: On Application

- **Highly prominent Factory / Warehouse Accommodation with c.10% Offices and large c.0.33 acre Car Park to accommodate up to c.60 vehicles**
- **Conveniently located for A62 Leeds Road and Junctions 25 to 27 of the M62**
- **EPC – To be confirmed, Rateable Value of £110,000 (Factory & Premises)**
- **Available October 2023**

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

01924 476496

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Location

Union Works is situated on Union Street, which leads into Union Road and links the A62 Leeds Road with Heckmondwike town centre. The property is located in a mixed area with principally industrial occupiers adjacent including Yorkshire Rubber Linings, Foregale, Furniture Choice & Gordon John Textiles, and Units 1, 2 & 3 occupy a highly prominent position opposite the large Morrisons superstore.

The A62 Leeds Road provides excellent communication links throughout the West Yorkshire area with Junction 25 (Brighouse), Junction 26 (Cleckheaton) and Junctions 27 (Birstall) of the M62 all within a five mile radius.

Description

Union Works comprises a part recently refurbished industrial site (Units 4/5) with Units 1, 2 & 3 comprising a single storey steel portal frame building with brick infill beneath a multi bay light steel truss roof along with a two storey office and ancillary works accommodation to the front.

Internally the main works / warehouse accommodation benefits from a clear working height of circa 6m and is of a majorly open plan layout with through loading access provided by two sets of roller shutter access doors, one at either end of the building.

Externally, Units 1, 2 & 3 benefit from their own loading areas (one covered) and in addition, benefit from a large surfaced car parking area extending to circa 0.33 acres situated opposite the unit which can accommodate up to circa 60 vehicles.

VAT

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

Terms

Units 1, 2 & 3 Union Works are offered To Let - to coincide with Vacant Possession being provided by the current occupier as of the 30th September 2023 - by way of a new Tenants Full Repairing and Insuring Lease for a period of years to be agreed, incorporating periodic Rent Reviews where applicable.

Accommodation

Units 1, 2 & 3 comprise the following Gross Internal Areas;

Description	Ft ²	M ²
Warehouse	47,071	4,373.04
First Floor Offices	6,230	578.78
Covered Loading	1,475	137.04
Welfare Facilities	1,019	94.71
TOTAL	55,795	5,183.57

We may consider a sale of Units 1, 2, 3 in isolation or alternatively a sale of our entire Union Works site (extending to 138,546 ft² part of which is subject to Leases. Further information is available upon request).

Legal Costs

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

Viewing

Strictly by appointment only, contact:

Wharfedale Property	Joe Oade	01924 476 496
Michael Steel & Co	Alec Michael	0113 234 8999

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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