

FOR SALE / TO LET

Wharfedale Property

Unit 4 Headlands Road Business Park, Headlands Road, Liversedge WF15 6PR

Good Quality Workshop / Storage Accommodation



950 ft² (88.26 m²)

Rent / Price: On Application

- Established business park strategically fronting Headlands Road
- Immediately available
- Suitable for a variety of Storage and Industrial / Workshop uses
- EPC Rating – E (105)

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Location

Headlands Road Business Park (also known as Cross Lane Business Park) is situated around 500 yards from the A62 in the heart of West Yorkshire. Junction 27 of the M62 is 3.5 miles to the North East and the unit offers excellent access to the surrounding area with the centres of Leeds, Bradford and Huddersfield all within a 10 mile radius.

Description

Unit 4 comprises a single storey Trade Counter / Industrial / Storage Unit beneath an insulated plastisol coated metal clad roof incorporating Perspex roof lights. The walls are brick / block construction, and the front elevation is rendered, similar to the neighbouring units.

The property benefits from drive in roller shutter access, eaves height of approximately 4m and concrete floor throughout.

Partitioned off is a kitchen, a WC and an office. The property is immediately available in its current form, or multiple refurbishment options are available to suit the ingoing tenants requirements on a Leasehold basis.

Externally, the premises benefit from generous on-site car parking and circulation yard provisions.

Terms

Preferred disposal of our Freehold interest. Alternatively, 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).

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Services

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

Business Rates

Workshop & Premises: £3.900 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.

VAT

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

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.

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

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.