

TO LET

Wharfedale Property

Unit 4 Valley Road Business Park, Valley Road, Liversedge WF15 6JZ

Well Located Ground Floor Warehouse / Workshop



2,703 ft² (251.12 m²)

Rent: On Application

- Competitively priced Warehouse / Workshop / Storage Unit with Two Storey Offices
- Currently undergoing a substantial refurbishment scheme
- EPC Rating – To be confirmed following refurbishment

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01924 476496

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Location

The property is strategically located within our Valley Road Business Park, a short distance from Valley Road's intersection with Bradford Road (A638). The A638 is the main arterial route linking the A62 Huddersfield/Leeds Road with Cleckheaton Town Centre.

The location provides excellent access to the motorway network, with Junction 26 of the M62 being approximately 2 miles to the North West. Furthermore, Junctions 26 to 28 of the M62 motorway are all within a circa five-mile radius of Valley Road Industrial Estate.

Description

The property comprises a single storey, clear-span lofty warehouse / workshop of brickwork construction with light steel truss roof and eaves of circa 5m, together with integral two storey office / WC facilities to the rear. Primary access to the warehouse is provided by way of a roller shutter loading door to the front with ancillary double glazed aluminium double personnel access to the front elevation with steel security shutter over.

Internally the property is currently undergoing a significant refurbishment scheme throughout.

Externally, Unit 4 benefits from an external storage / refuse area to the right and car parking to the front adjacent to the shared accessway.

Rent & Buildings Insurance

On application.

VAT

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

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. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Services

The Property benefits from all mains services including an electrical supply, gas, water and sewer drainage connections.

Business Rates

Warehouse & Premises: £9,600 RV

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Viewing

Strictly by appointment only with the landlord, 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.