

# TO LET

## Wharfedale Property

Unit 21 Bankfield Business Park, Huddersfield Road, Mirfield WF14 9DD

**Good Quality Industrial / Workshop Unit**



**1,017 ft<sup>2</sup> (94.48 m<sup>2</sup>)**

**Rent: On Application**

- Established business park strategically located just off Huddersfield Road
- Situated within gated estate with good circulation yards and parking provisions
- Suitable for both storage and manufacturing uses
- EPC Rating – E (116)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto: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

The premises comprise a single storey workshop / storage unit which benefits from a solid concrete floor, Roller Shutter and personnel access doors, office, toilet and canteen facilities.

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.

## Services

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

## Legal Costs

The incoming 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.

## Buildings Insurance

Figures can be provided upon request.

## Business Rates

Unit 21 – £5,600 RV – Workshop & Premises

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

## 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
Michael Steel & Co	Alec Michael	0113 234 8999
Michael Steel & Co	Ben Preston	0113 234 8999
BTG Eddisons	Matthew Jennings	01274 734 101

**Subject to Contract**

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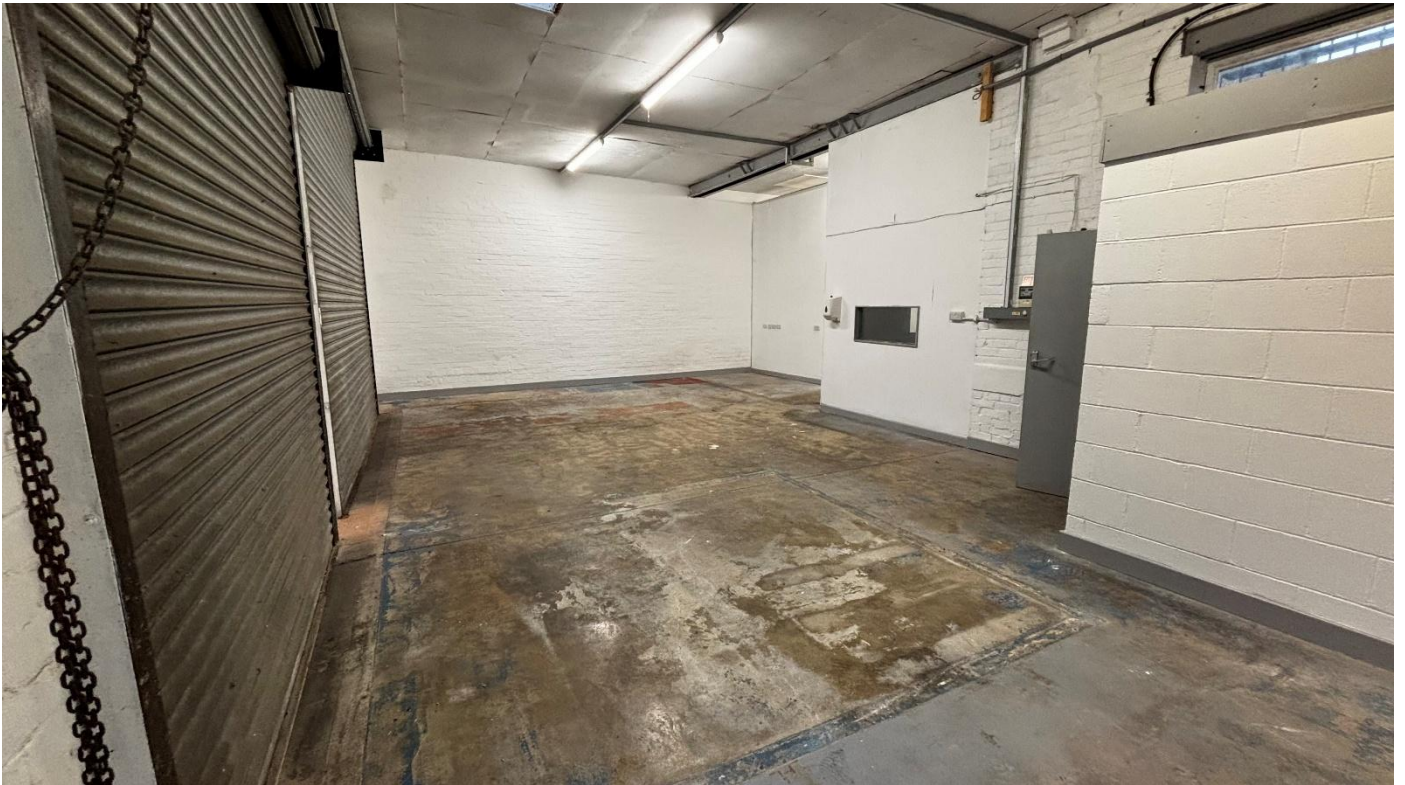
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