

# TO LET

# Wharfedale Property

Units 7, 8A & 17 Bankfield Business Park, Huddersfield Road, Mirfield WF14 9DD

## Good Quality Industrial / Workshop Units



827 ft<sup>2</sup> – 8,997 ft<sup>2</sup> (76.83 m<sup>2</sup> – 835.84 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
- Available separately or as a whole, suitable for both storage and manufacturing uses
- EPC Rating – Unit 7 -D (93), Unit 8A (exempt) Unit 17 - D (76)

[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 single storey workshop / storage / manufacturing units which benefits from solid concrete floors, Roller Shutter and personnel access doors, some 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 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.

## Buildings Insurance

Figures can be provided upon request.

## Business Rates

Unit 7	Workshop & Premises	£15,500 RV
Unit 8A	Workshop & Premises	£4,700 RV
Unit 17	Workshop & Premises	£12,250 RV

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.

## Accommodation

Unit	ft <sup>2</sup>	m <sup>2</sup>
Unit 7	3,374 ft <sup>2</sup>	313.45 m <sup>2</sup>
Unit 8A	827 ft <sup>2</sup>	76.83 m <sup>2</sup>
Unit 17	4,796 ft <sup>2</sup>	445.56 m <sup>2</sup>
Total	8,997 ft <sup>2</sup>	835.84 m <sup>2</sup>

## 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

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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## Unit 17



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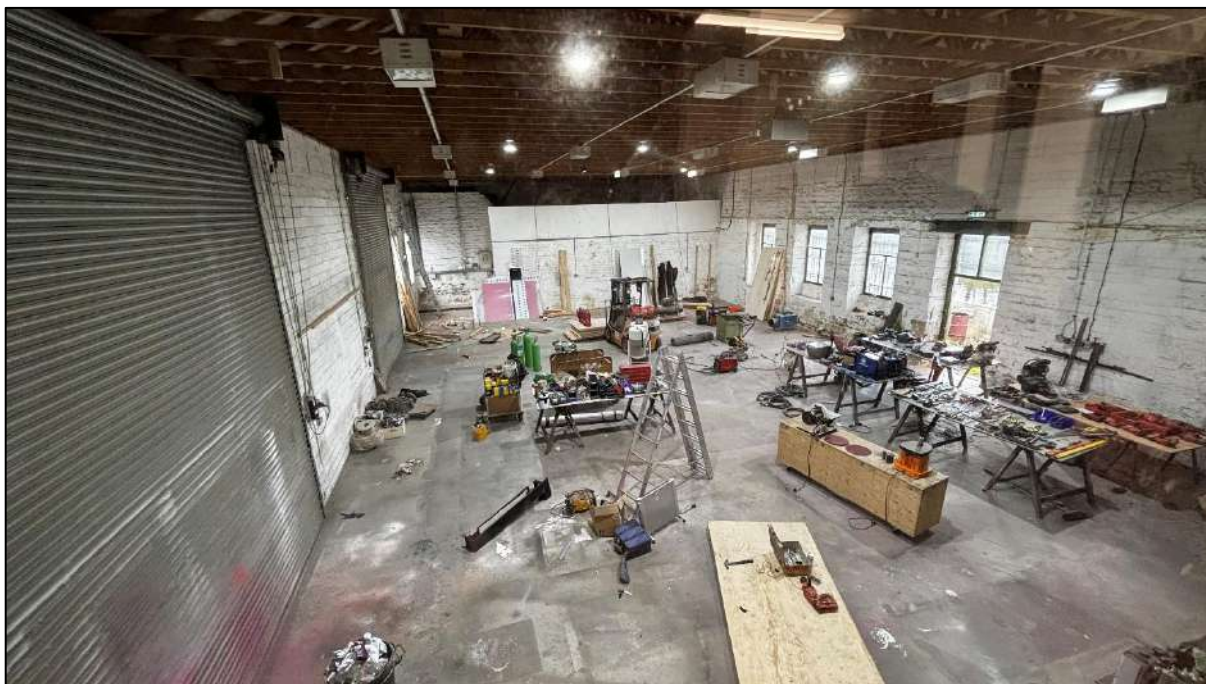
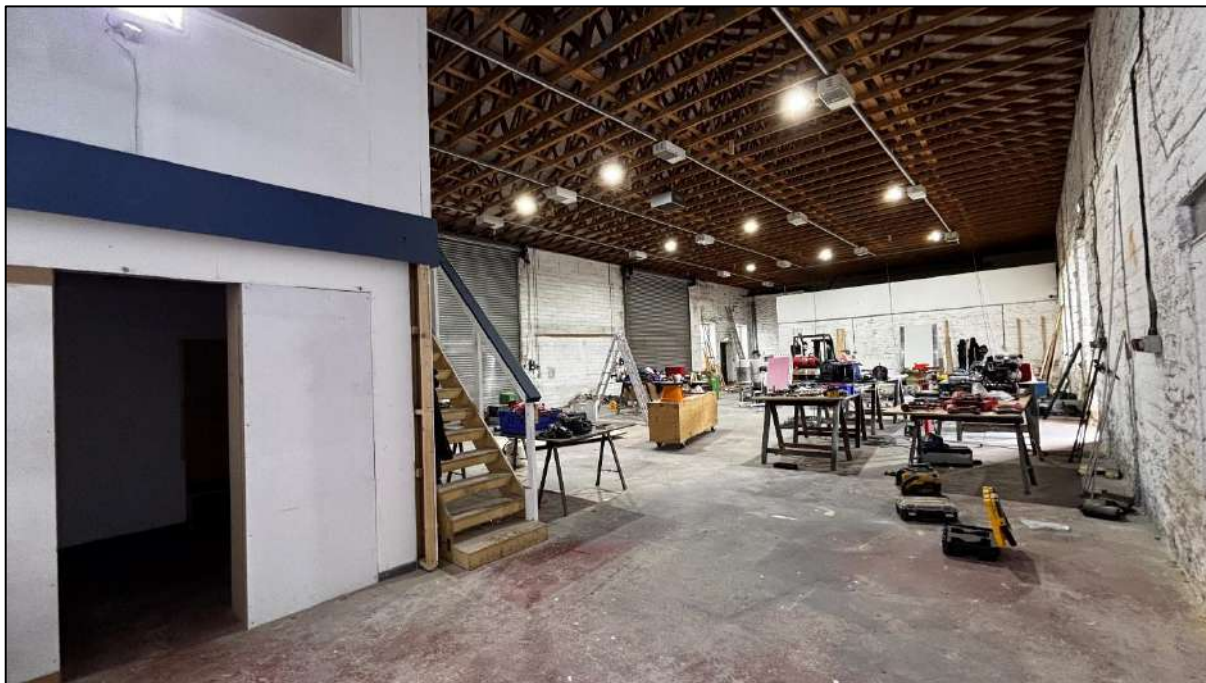
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## Unit 7



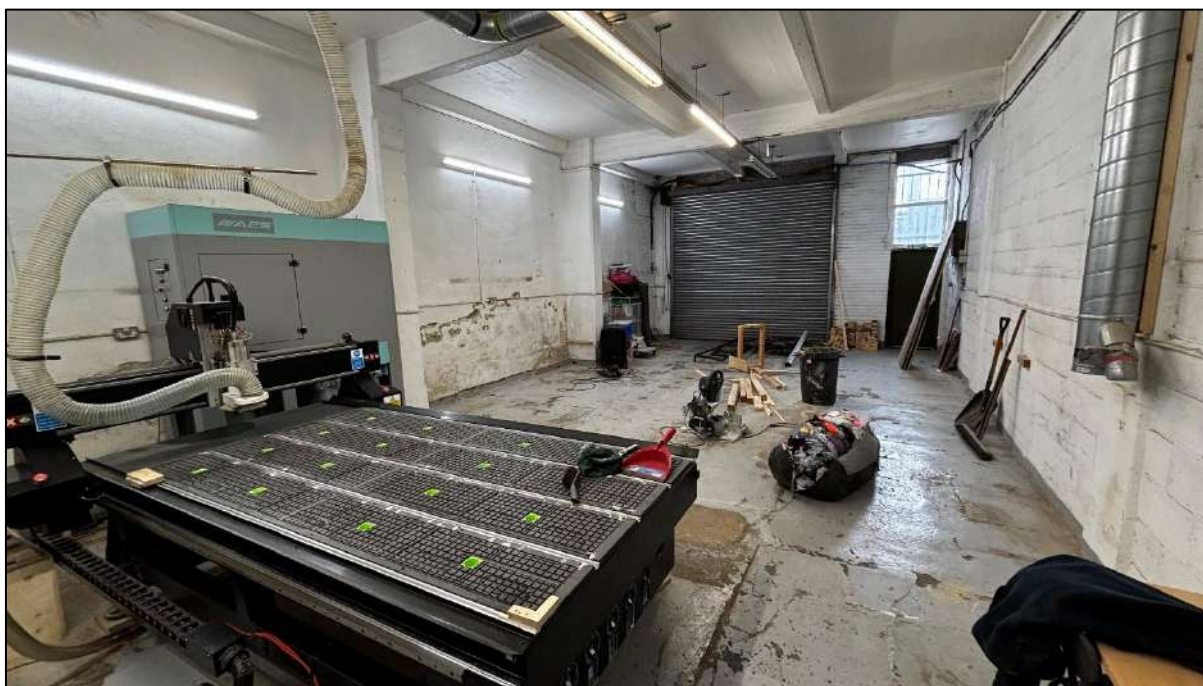
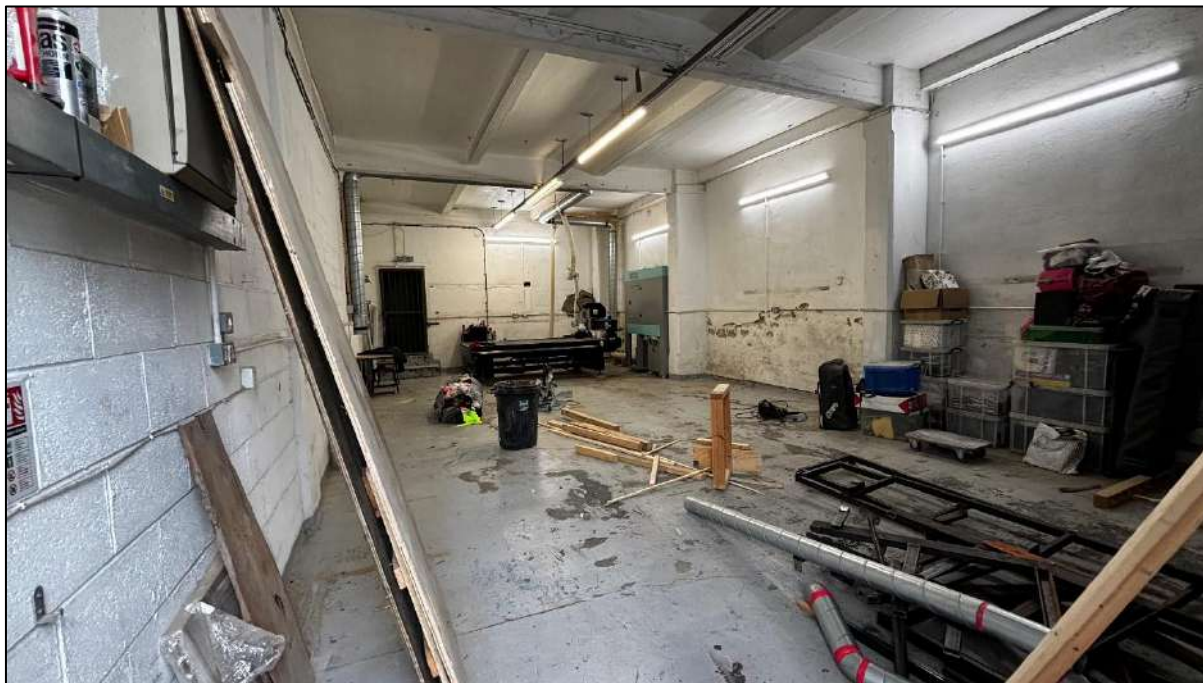
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# Wharfedale Property

## Unit 8A



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