

TO LET

Wharfedale Property

Unit 2 Holme Street Business Park, Holme Street, Liversedge WF15 6JF

Modern Workshop / Storage Unit with Ancillary Office



830 ft² (77.11 m²)

Rent: On Application

- Strategically located with easy access to M1 and M62 networks
- Competitively priced workshop / storage unit
- Suitable for both established and new businesses
- EPC Rating – C (72)

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01924 476496

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Location

Holme Street Business Park is situated on and benefits from prominent frontage to Holme Street, a stone's throw west of the main intersection of Leeds Road (A62) and Bradford Road (A638), both of which form arterial routes providing ease of access to the M1 and M62 motorway networks.

Description

The Business Park comprises a terrace of 5no. modern single storey workshop units of steel portal frame construction with part concrete block / artificial stone elevations and part insulated profile sheet cladding to eaves beneath a dual pitched profile sheet metal roof incorporating Perspex rooflights. The unit benefits from a solid concrete floor throughout, personnel access, manually operated roller shutter loading access, modern LED lighting and partitioned office and toilet areas.

Externally, the unit benefits from a shared surfaced yard / car parking area to the front and rear.

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.

Rent

On Application.

VAT

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

Buildings Insurance

£105 plus VAT for the whole of 2026.

Services

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

Business Rates

Workshop & Premises: £5,600 Rateable Value

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.

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.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 830 ft² (77.11 m²).

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

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