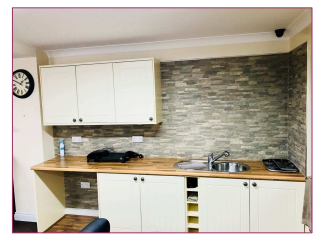


TO LET

VISION HOUSE, NETHERFIELD ROAD
Ravensthorpe WF13 3JY



GROUND FLOOR OFFICE SUITE

91.6m² (986ft²)

- Good quality office accommodation
- Immediately available
- Predominantly open plan
- Accessible location, a short distance from the Huddersfield Road (A644) in Ravensthorpe, within 2 miles of Dewsbury town centre

T. 01484 530361
www.bramleys.com

VISION HOUSE, NETHERFIELD ROAD, RAVENSTHORPE

GROUND FLOOR OFFICE SUITE

The office accommodation extends to 986ft², having gas fired central heating, double glazed window units, modern specification lighting and the benefit of CCTV burglar alarm and fire alarm system installed.

The premises are situated in a predominantly commercial and industrial area in an accessible location with the M1 motorway network being accessible via Dewsbury and Ossett to the northeast of the property, and the M62 motorway network at Brighouse being accessible 5 miles to the northwest.

In the immediate locality the property is surrounded by predominantly industrial and commercial buildings, many used for manufacturing purposes. This is regarded as a popular locality due to the accessibility it provides to the surrounding towns of Mirfield, Dewsbury, Batley and Huddersfield, in addition to its accessibility to the motorway network and high density residential dwellings in the locality providing a good supply of local workforce.

The premises are immediately available for occupation on a furnished or unfurnished basis and would suit a variety of business uses including leisure, subject to planning.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

GROUND FLOOR

Shared Entrance Lobby

Open Plan Office
Incorporating kitchenette and partitioned
Server room

91.6m² (986ft²)

OUTSIDE

There is on-street car parking available in close proximity.

RENT

£10,800 per annum (£900 pcm)

UTILITIES

The accommodation is separately metered for gas and electricity and accordingly the occupier will be responsible directly to the providers.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£7,600

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p/49.3p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews, with the tenant being responsible for internal repairs and decorations.

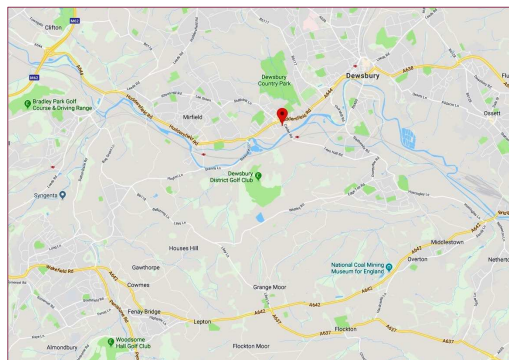
LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: C



CONTACT

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