

■ INDUSTRIAL ■ RETAIL ■ OFFICE ■ INVESTMENT ■ LAND

TO LET

UNITS A, B & C HOLLIN PARK COURT
Calverley, Pudsey LS28 5QE



SINGLE STOREY WORKSHOP PREMISES

676.8m² (7,285ft²)

- With good yard space and car parking for approx. 25 cars
- Large loading door with security shutter
- 3 Phase electricity
- Accessible for Leeds (within 9 miles) and Bradford (within 5 miles)

T. **01484 530361**
www.bramleys.com



UNITS A, B & C HOLLIN PARK COURT, CALVERLEY, PUDSEY

SINGLE STOREY WORKSHOP PREMISES

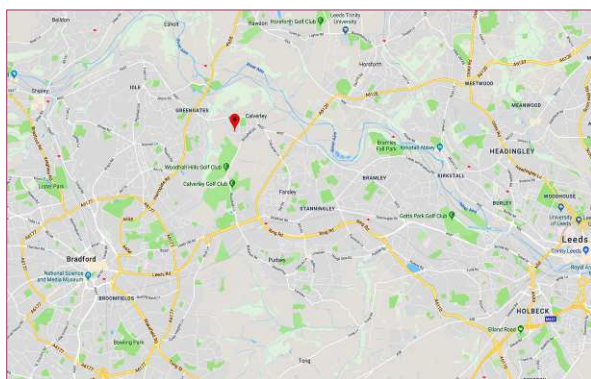
The property comprises 3 interconnecting buildings which provide 676.8m² (7,285ft²) of industrial and office accommodation.

The main building benefits from having 3 phase electricity, 5 metre high loading door, and being 5 metres to the underside of the eaves. It has yard space and car parking immediately to the front with additional yard and car parking a short distance away providing sufficient space for approximately 25 cars.

The property is located in a mixed industrial and residential area in the district of Calverley which offers access to Bradford City centre within 5 miles via the A658, and to Leeds City centre within 9 miles to the southeast via the A6120.

The property would suit a variety of industrial uses and could be divided to suit individual occupier's requirements to offer accommodation of 975ft², 1,860ft² and 4,450ft² respectively.

The property is available for occupation from September 2018 on lease terms to be negotiated.



Note: A member of Bramleys staff has an interest in the subject property.

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 in situ 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

BUILDING A Single storey brick built Office & Workshop	90.62m ² (975ft ²)
BUILDING B Steel framed industrial unit clad in corrugated Asbestos sheets with large loading door, Including office & WC facilities	413.50m ² (4,450ft ²)
BUILDING C Single storey steel framed extension With loading door to the rear	172.88m ² (1,860ft ²)
Total	676.80m² (7,285ft²)

OUTSIDE

There is a partially tarmacadam, partially concreted yard to the front of the property which is shared with the adjoining MOT garage, in addition to having the benefit of a tarmacadam driveway and car parking area to the rear and a further tarmacadam car parking area to the front to the opposite side of Hollin Park Court.

RENT

£22,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

Building A: £

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). It is recommended that the incoming 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 on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS

The incoming 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: TBA

CONTACT

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