

**Acorn Business Centre  
Law Street  
Cleckheaton BD19 4EZ**

**Rents: Various**



## **WORKSPACE UNITS**

**From 20m<sup>2</sup> (215.28ft<sup>2</sup>) to 47.9m<sup>2</sup> (515.59ft<sup>2</sup>)**

- Good loading and access with use of shared yard
- Within half a mile of Junction 26 of the M62 Motorway at Chainbar
- Easy access to Leeds, Bradford and Huddersfield
- Immediately available with flexible agreements considered

## DESCRIPTION

The workspaces occupy the ground and upper level of this two storey industrial building positioned on the outskirts of Cleckheaton. Each of the units have access to a shared loading bay and are independently supplied for electricity. The available, or shortly available, units extend from 20m<sup>2</sup> (215.28ft<sup>2</sup>) to 47.9m<sup>2</sup> (515.59ft<sup>2</sup>) and provide an excellent opportunity for local businesses or new business start-ups to lease good quality workspace in an accessible location.

The workspaces have recently been refurbished to a good specification by the landlord and have good external yard space and loading. The premises are immediately available.

In addition to the stores/workshop units there is space available within the adjoining office building with single offices and office suites available by separate negotiation.

## LOCATION

The property is positioned off the main Bradford Road (A638) between Balme Road and Law Street. It is well positioned, approximately 0.5 miles to the northwest of Cleckheaton town centre and a similar distance from Junction 26 of the M62 motorway network at Chain Bar.

Balme Road is a turning to the northwest of Bradford Road, with the majority of land use along this side of Bradford Road being industrial in nature. This is a well-established and popular industrial location which is driven by the accessibility of the area due to its proximity to the M62 motorway network which makes Leeds, Bradford, Huddersfield and Manchester within relatively easy reach.

## UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/£ (2019/20). 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](http://www.voa.gov.uk)

## VIEWING

Contact the sole Agents.

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Jonathan Uttley  
[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.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.

## LEASE TERMS

The property is offered by way of a new lease for a minimum term of 12 months subject to paying a month's rent in advance and a month's rent as a deposit. The rents are quoted exclusive of gas, water and service charge contributions. Tenants are responsible for repairing and decorating their own office and general upkeep throughout their occupation, in addition to cleaning. The landlord will repair and maintain the common areas including communal kitchens and toilet areas. Each unit has their own independent electricity supply.

## LEGAL COSTS

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

## VAT

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

## EPC ASSET RATING

Subject to reassessment

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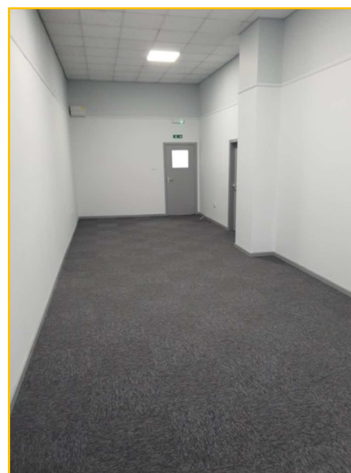
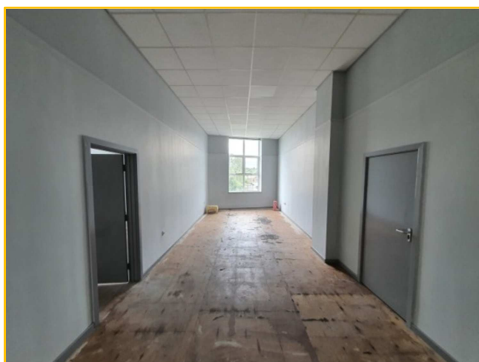
## ACCOMMODATION AND RENTS RATEABLE VALUES

### GROUND FLOOR UNITS

UNIT	Sq.m.	Sq.ft.	Rateable Values	Asking Rent Per week
3	32.60	350.90	£1,425	LET
8	46.45	500.00	TBA	LET
9	48.86	526.00	£2,225	LET
11	86.58	932.00	£3,250	LET

### FIRST FLOOR UNITS

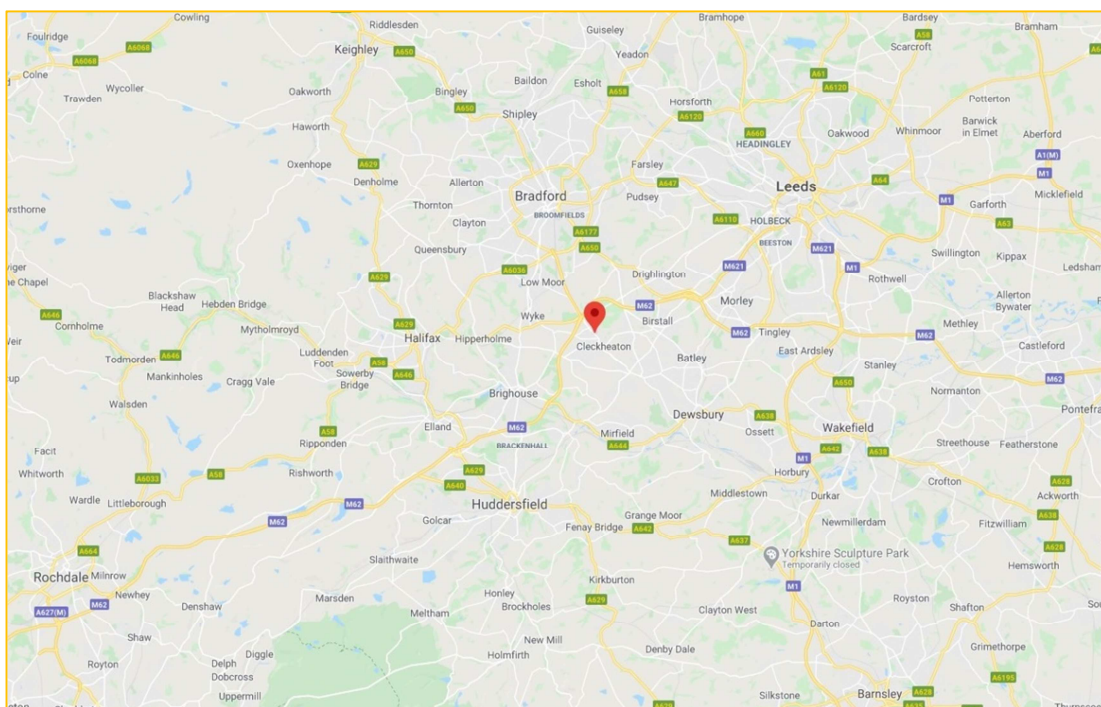
UNIT	Sq.m.	Sq.ft.	Rateable Values	Asking Rent Per annum
34	61.9	666.29	£2,500	LET
35	61.9	666.29	£2,500	LET
36	61.3	659.83	£2,500	LET
37	61.2	659.00	£2,600	LET
38	47.4	510.21	£2,125	LET
39	47.9	515.59	£2,500	£4,680 p/a Available from 1/2/22
40	90	968.75	£3,300	LET
41	incl above	incl above	incl above	LET
42	<i>Not available</i>			LET
43	38.74	417.00	£2,000	LET
44	35.27	379.64	TBA	LET
45	31.53	339.39	TBA	LET
46	54.7	588.79	£2,850	LET
47	20.7	222.81	£1,275	£3,000 p/a Available from 1/2/22
48	20	215.28	£1,300	£2,640 p/a Available from 1/2/22



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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

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