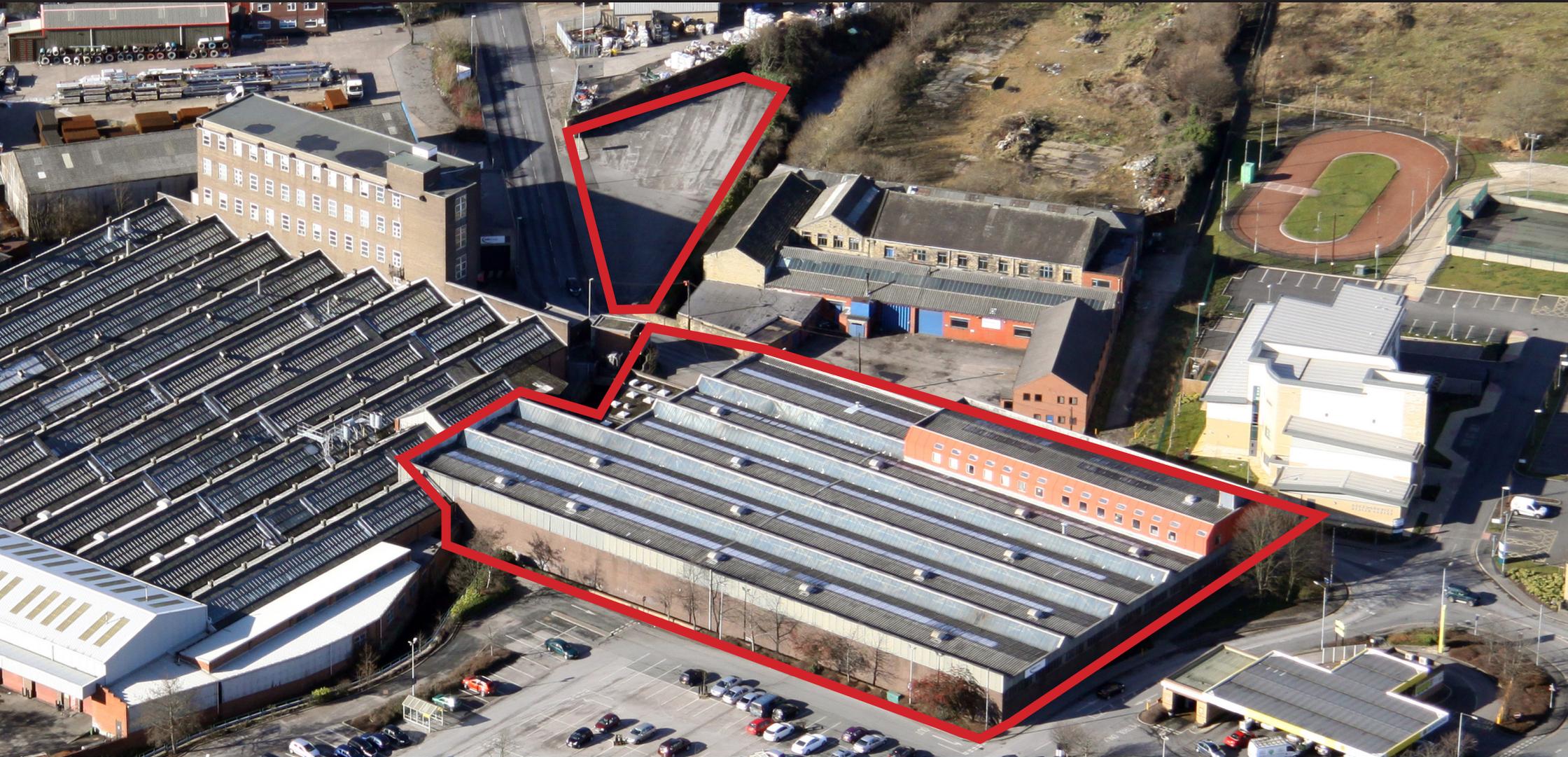


TO LET

Crystal Works, Union Street,
Heckmondwike, West Yorkshire, WF16 0HL

DOVE HAIGH PHILLIPS

55,785 sq ft / 5,182.60 sq m
Manufacturing and
Warehousing Facility



Agency | Consultancy | Development | Investment | Valuation

Dove Haigh Phillips LLP, Devonshire House, 38 York Place, Leeds LS1 2ED

t: 0113 245 0550

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e: advice@dhp.org.uk



RICS

- Close to Heckmondwike town centre lying adjacent to Morrisons supermarket
- Well located between the M1 and M62
- Existing Leasehold Assignment
- Affordable accommodation
- 3 roller shutter doors
- Good quality offices
- 55,785 sq ft / 5,182.60 sq m
- Excellent parking facilities for 60 vehicles

Location

The property is situated in Heckmondwike which is a market town close to Cleckheaton lying between the M62 and the M1.

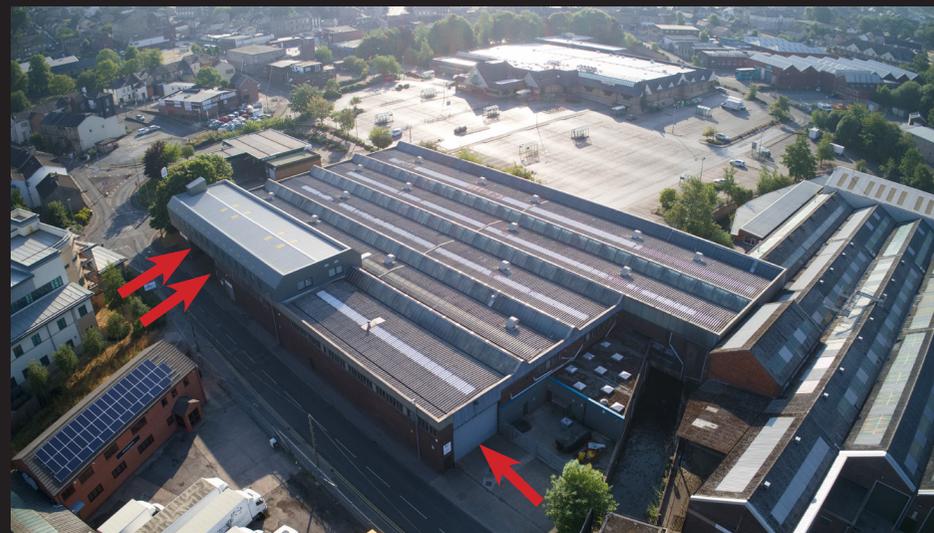
The premises occupies a position adjacent to Morrisons supermarket just behind the main street. It has frontage to Union Street providing easy access to the surrounding conurbation.

Description

The premises comprise a single storey industrial premises constructed in the early 1980s and incorporating first floor offices.

The main premises are constructed by way of a steel portal frame with brick elevations beneath a pitched cement sheet roof incorporating roof lights. There are 3 loading doors onto Union Street and a minimum eaves height of 6m. The manufacturing space has a solid concrete floor and 3 phase electricity with a large supply of up to 1,000 KVA. Staff welfare facilities are incorporated within the warehouse which include a canteen, locker rooms and male and female WCs.

The offices are accessed via Union Street and are part cellular, part open plan with suspended ceilings, fluorescent recessed lighting and gas central heating. There is an 8 person passenger lift.



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Accommodation

The property has the following Gross Internal Areas;

| DESCRIPTION | SQ FT | SQ M |
|---------------------|---------------|-----------------|
| Warehouse | 47,061 | 4,372.07 |
| First Floor Offices | 6,230 | 578.78 |
| Covered Loading | 1,475 | 137.04 |
| Welfare Facilities | 1,019 | 94.71 |
| TOTAL | 55,785 | 5,182.60 |



Services

The site has the benefit of all mains services, gas, water, electricity and mains drainage.

EPC

An EPC for the property is available upon request.

Rateable Value

The Rateable Value is £105,000. Interested parties are advised to make their own enquiries regarding rates payable via Kirklees Council.

Terms

The premises are held by way of a full repairing and insuring lease until 31.09.2023 at a passing rent of £157,000 per annum. Our clients leasehold interest is available by way of a leasehold assignment or sublet.

Viewing and further information

For further information or to arrange a viewing, please contact the sole agents, Dove Haigh Phillips, Devonshire House, 38 York Place, Leeds, LS1 2ED.

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