



Sanderson
Weatherall

FOR SALE

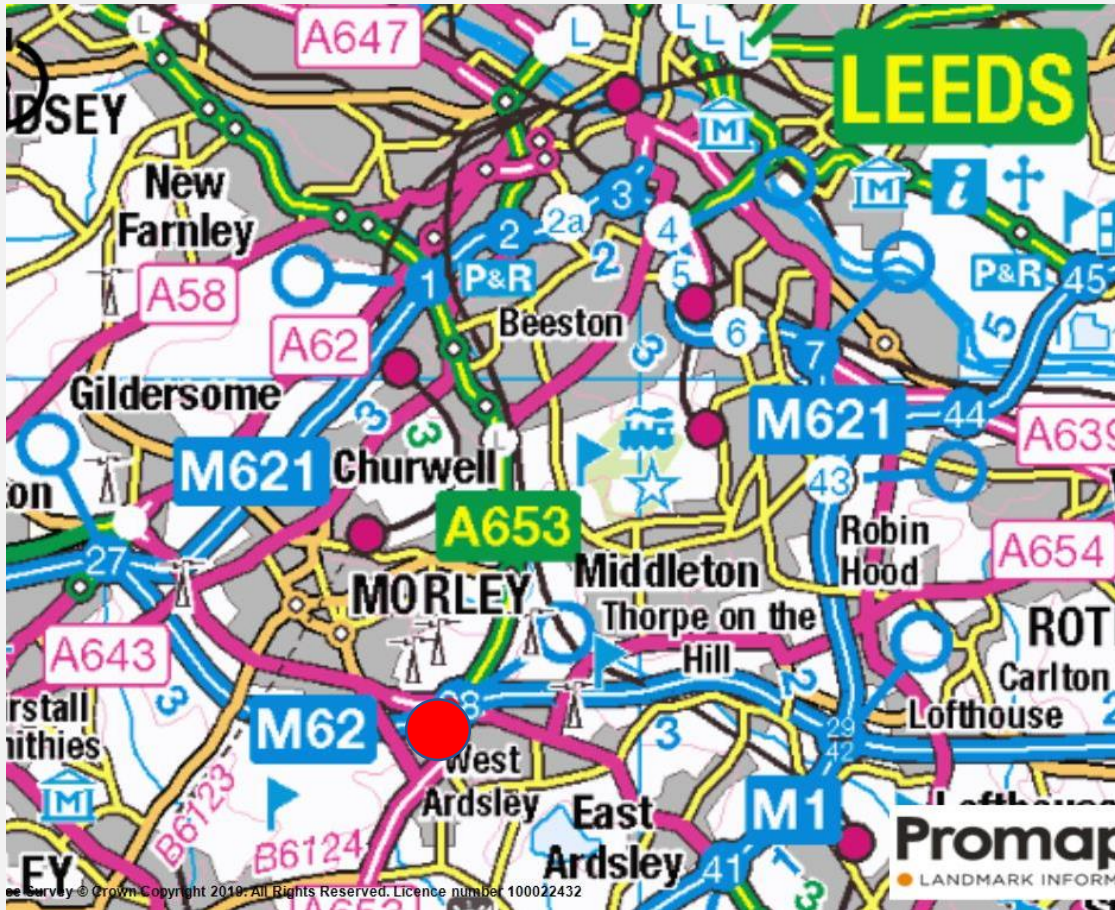
RARE FREEHOLD OFFICE OPPORTUNITY

57.69 SQ M / 621 SQ FT



The Old Mill, Highfield, Tingley, Wakefield, WF3 1LA

sw.co.uk



Location

The property is located on the south side of Highfield which leads directly off Dewsbury Road (A653) and is in close proximity to Junction 28 of the M62.

This gives the property excellent transport links to Leeds City Centre (5 miles), the surrounding towns of Dewsbury (4 miles) and Wakefield (4.5 miles) as well as providing easy access to the national motorway network.





Description

The property comprises a former mill which has been converted to provide good quality office accommodation.

The first floor benefits from a number of sky lights and provides light and airy floor space creating a pleasant working environment.

The property benefits from perimeter trunking, uPVC double glazing, gas fired central heating, Category II lighting, kitchen, WC's and HD CCTV.

On the roof are solar panels and parking for 2 cars can be found to the side of the building plus on street parking is available.

Description	Approximate Net Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	24.63	265
First Floor Offices	33.06	356
Total	57.69	621



Rateable Value

The property has been assessed in the 2017 rating list as follows:

Offices & Premises - £5,600

Energy Performance Certificate

The property has been assessed and achieved a C (68) rating.

A full copy of the EPC is available on request.

Legal Costs

All parties are to be responsible for their own legal costs.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source funding will be required from the successful purchaser.

Terms

The premises are available on a freehold basis.

Guide Price - £165,000

VAT

All figures quoted are exclusive of VAT.



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Viewings strictly by appointment with the sole agents:

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