

By Way of Assignment / Possible New Lease by Separate Negotiation

TO LET

Strategically Located High Quality Trade Warehouse

**UNIT 2
BRIGHOUSE TRADE PARK
ARMYTAGE ROAD INDUSTRIAL ESTATE
BRIGHOUSE
HD6 1QZ**



3,345 ft² (310.75 m²)

- Trade counter warehouse on popular industrial estate
- Current passing rent £19,350 per annum exclusive
- Terrace includes ScrewFix, James Hargreaves & T.N. Robinson

Location

Brighouse Trade Park is excellently located in a highly prominent position on Armytage Road Industrial Estate, Brighouse. The main estate road links with Brighouse town centre – adjacent Sainsbury's Supermarket – with J25 M62 approximately ½ a mile to the east.

Description

Brighouse Trade Park comprises two adjacent high quality terraces of trade warehouse/industrial units of steel portal frame construction, clad in part artificial stone and part insulated steel decking to eaves beneath an insulated steel decked roof incorporating approximately 10% GRP rooflights.

Unit N°2 comprises solid concrete floor, 6.00m eaves (5.50m under haunch), high quality steel mezzanine with timber overboarding, studwork partitioned trade counter with shop fit out, partitioned works offices, with canteen and toilet to rear. Please note: mezzanine and trade counter have the potential to be removed upon occupation.

Benefitting from straight in roller shutter loading door from a service yard which benefits from 2N° gated access points and car parking.

Business Rates

The property is currently assessed for non domestic rating purposes as follows:

Factory and premises £19,500 Rateable Value

The current Uniform Business Rate Small Business Multiplier for 2018/2019 is 48.0p in the £ ignoring transitional relief.

Planning

The property falls within Use Classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987.

VAT

All reference to rent and price are deemed to be exclusive of VAT, which we understand will be chargeable.

Subject to Contract Ref. 2803



Accommodation

	m ²	ft ²
Ground Floor		
Warehouse	310.75	3,345
(Mezzanine)	(168.43)	(1,812)
Total Gross Internal Area	310.75	3,345

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

The property is available to let by way of assignment (lease expiry 16/03/2018) or by new tenant's full repairing and insuring lease, by separate negotiation, for a term of years to be agreed incorporating 3 yearly rent reviews where applicable.

Rent: £19,350 per annum exclusive

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in any transaction.

Viewing

Viewing is strictly by appointment with joint agents, contact:

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 Mark Hanson mark@hanson-cs.co.uk
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