

Mill Royd Street, Brighouse, West Yorkshire, HD6 1EY



Size: 13,532 ft² (1,257.12 m²)

Rent: £95,000 per annum exclusive

Secure storage yard with warehouse and offices

- Available by assignment/sub-letting
- Good links to junction 25 M62
- Short and longer term lease options available
- Rateable Value: £47,500 Rateable Value
- EPC Rating: B (27)
- Sat Nav Postcode: HD6 1EY

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Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Location

The property is located on the periphery of Brighouse town centre, with frontage to Mill Royd Street, being a short distance from the junction with Huddersfield Road, which in turn provides access to junction 25 M62, approximately 2 miles distant.

Description

The property comprises a secure yard extending to approximately 0.38 acres (0.15 hectares) with palisade fencing and gated entrance from Mill Royd Street.

Within which there is a modern single storey warehouse/workshop of steel portal frame construction, with metal profile sheeting to an eaves height of approximately 3.22m, benefiting from a concrete floor and 2no. roller shutter loading doors.

High quality portacabin style offices appointed with air conditioning provide a general office and 6no. private offices/meeting rooms with ancillary canteen, kitchen, and toilet facilities.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Portacabin Offices	3,891 ft ² (361.47 m ²)
Ground	Warehouse/Workshop	9,641 ft ² (895.65 m ²)
External	Secure Yard	0.38 Acres (0.15 Hectares)
TOTAL		13,532 ft² (1,257.12 m²)

Terms

Leasehold: £95,000 per annum exclusive

Available by way of assignment/subletting on the residue of a full repairing and insuring lease, subject to schedule of condition, due to expire on 15 February 2026.

Rateable Value

Warehouse and premises £47,500 RV

The Uniform Business Rates for 2023/2024 is 51.2 pence in the £.

EPC Rating

The EPC rating for this property is: B (27)

VAT Status

Rent is subject to the addition of VAT.

Legal Costs

The tenant is to be responsible for payment of all parties' legal costs incurred in the transaction.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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