

TO LET

Armytage Road, Brighouse,
West Yorkshire HD6 1QF

DOVE HAIGH PHILLIPS

Industrial Unit With
High Quality Offices
60,265 sq ft (5,595.7 sq m)



Agency | Consultancy | Development | Investment | Valuation

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RICS

Location

The property occupies a prominent position between Wakefield Road (A644) and Armytage Road immediately to the west of junction 25 of the M62 motorway. The unit sits within an established industrial estate with surrounding occupiers such as Clipper Logistics, British Car Auctions and Northern Commercials.

Description

The property comprises a detached two bay industrial unit of steel portal frame construction underneath a modern metal profile roof with translucent roof lights. The unit was recently comprehensively refurbished including a new roof and exterior cladding. The site is secure with a perimeter fence, concrete and tarmac yards to 3 elevations and visitor/managers parking to the elevation fronting Armytage Road. Site coverage is approximately 49%. Internally the unit has modern headquarters style offices with a mixture of open plan and cellular offices. A staff welfare area is off the warehouse with canteen and wash facilities.

The property has an agreed power capacity of 500 kva.

Accommodation

Area	SQ FT	SQ M
Office and reception	8,169	758.9
Canteen and welfare	2,827	262.6
Industrial	49,269	4,577.2
Mezzanine	2,180	202.54
TOTAL excl mezz	60,265	5,595.7

Eaves height – Minimum 4.5 meters, 8.0 meters maximum.



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Terms

The property is available by way of an assignment or sub-lease of the existing full repairing and insuring (FRI) lease expiring 07 March 2028. A tenant only break clause is in place on 07 March 2023. A new lease may be available subject to landlord negotiation. Full details are available on request.

Business Rates

The property has a Rateable Value of £182,000. Interested parties are advised to make their own enquiries via Calderdale Council.

EPC

The property has an energy performance rating of D (78). A copy is available on request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rents quoted are exclusive of VAT which may be charged in addition.

Viewing and further information

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Misrepresentation Act:
Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agents they are give notice,
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