

**Office Investment**  
**Park Mill Way**  
**Clayton West**  
**Huddersfield HD8 9XJ**

**Price**  
**£650,000**



## **OFFICE INVESTMENT OPPORTUNITY**

**538m<sup>2</sup> (5,792ft<sup>2</sup>)**

**ERV £57,100 per annum, Reflecting 8.78% Yield**

- Well positioned in a location accessible for Huddersfield, Wakefield and junctions 38 & 39 of the M1
- Good on-site car parking
- Providing good quality office space

## DESCRIPTION

The property comprises a modern two storey office building providing accommodation over two levels extending to 538m<sup>2</sup> (5,792ft<sup>2</sup>). The first floor is largely open plan and is let to Cougar Automation. The ground floor is divided into two independent suites, one of which is also occupied by Cougar Automation and the other being vacant and available to re-let. The vacant accommodation extends to 1,355ft<sup>2</sup>.

The accommodation provides good quality office space, meeting with many of the requirements for modern day office specification including open plan space with air conditioning, central heating, data cabling and having cabling within floor boxes. Externally the property benefits from the prominence of being positioned off Wakefield Road and has a large car parking area for approximately 21 Cars.

The property currently generates an income of £43,100 p/a from Cougar Automation who occupy two thirds of the building, whilst the remaining space is available to let at £14,000 p/a. The property accordingly has an ERV of £57,100 which provides a yield of 8.78% based on the asking price.

## LOCATION

The property is located on Park Mill Way which is a complex of office and light industrial buildings. The building is at the corner of Park Mill Way and the main Wakefield Road (A638) and is in close proximity to the centre of Clayton West and the amenities offered. This is an accessible location for office use, being just off the main road and offering easy access to both Junctions 38 & 39 of the M1 Motorway network. It is strategically positioned between Huddersfield (10 miles) and Wakefield (8.5 miles) in addition to being accessible for Leeds which is approximately 20 miles to the North.



## ACCOMMODATION

■ GROUND FLOOR		
Suite 1 (Let)	85.00m <sup>2</sup>	(920ft <sup>2</sup> )
Suite 2 (Available)	125.80m <sup>2</sup>	(1,355ft <sup>2</sup> )

■ FIRST FLOOR		
Suite 3 (Let)	269.55m <sup>2</sup>	(2,896ft <sup>2</sup> )

GROSS INTERNAL FLOOR AREA	539.10m <sup>2</sup>	(5,792ft <sup>2</sup> )
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**PRICE**  
£650,000

**TENURE**  
Long leasehold (125 years from 26 September 1997)

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
Suite 1 £ 9,900  
Suite 2 £13,750  
Suite 3 £25,750

These will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/50.4p/£ (2019/20).

**VIEWING**  
Contact the sole agents

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**TENANCIES**  
Cougar Automation occupy the whole of the first floor by way of a 15 year lease from 2006, incorporating 5 yearly rent reviews, with a current passing rent of £32,600 per annum exclusive.

They also have a co-terminus lease on Suite 1 which is within their original lease with a current passing rent of £10,500 per annum exclusive.

**VAT**  
VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING**  
C (51)

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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