

bramleys

COMMERCIAL

To Let

Unit 15
Acorn Business Centre
Law Street
Cleckheaton BD19 4EZ

Rent £230
per week



GROUND FLOOR WORKSHOP

222.2m² (2,393ft²)

- Good loading and access with use of shared yard
- Within half a mile of Junction 26 of the M62 Motorway at Chainbar
- Easy access to Leeds, Bradford and Huddersfield
- Immediately available
- Good office content

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DESCRIPTION

The unit occupies the ground level of this two storey industrial building positioned on the outskirts of Cleckheaton. It has an independent loading door directly accessed from the shared loading bay from Balme Road, and benefits from having an independent electricity supply and private offices within the unit. The unit has previously been used for the manufacture of windows and is suitable for the continuation of workshop accommodation, or alternative industrial uses including warehousing. The premises are immediately available for occupation on lease terms to be negotiated.

LOCATION

The property is positioned off the main Bradford Road (A638) between Balme Road and Law Street. It is well positioned, approximately 0.5 miles to the northwest of Cleckheaton town centre and a similar distance from Junction 26 of the M62 motorway network at Chain Bar.

Balme Road is a turning to the northwest of Bradford Road, with the majority of land use along this side of Bradford Road being industrial in nature. This is a well-established and popular industrial location which is driven by the accessibility of the area due to its proximity to the M62 motorway network which makes Leeds, Bradford, Huddersfield and Manchester within relatively easy reach.



ACCOMMODATION

GROUND FLOOR

Workshop 222.2m² (2,393ft²)

RENT

£230 per week

RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,800

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2019/20). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

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

EPC ASSET RATING: Subject to reassessment

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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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