



**PART UNIT B – MIDDLETON BUSINESS PARK,
CARTWRIGHT STREET, OFF A638 – BRADFORD ROAD,
CLECKHEATON, BD19 5LY**



TO LET

(ON A NEW LEASE – SUBJECT TO VACANT POSSESSION)

Modern Industrial/Warehouse Premises

Having a Ground Floor Area of Approx. 494.64 sq. m. (5,324 sq. ft.)

And Additional Mezzanine Storage of 142.23 sq. m. (1,531 sq. ft.)

Large Shared Yard Area

RENTAL – £33,500 Per Annum exclusive – Plus VAT

**PART UNIT B – MIDDLETON BUSINESS PARK, CARTWRIGHT STREET,
OFF A638 – BRADFORD ROAD,
CLECKHEATON, BD19 5LY**

LOCATION

The property forms part of an established industrial estate with access from Cartwright Street, but having frontage to Bradford Road. The estate is situated to the south of Cleckheaton, just off Bradford Road (A638) which links Cleckheaton through to Heckmondwike and ultimately Dewsbury. To the north, Bradford Road also provides access through to Junction 26 of the M62 motorway at its junction with the M606 motorway. Cleckheaton Town Centre is approximately ½ mile to the north-west.

Occupiers on the estate include Magden Ltd., Sontex Ltd., D&M Middleton, Burnhills, Cut Master, DSP Engineering Ltd., Pro Acoustics and PJ's Health Club.

DESCRIPTION

The property comprises a modern semi-detached single storey industrial/warehouse building, having an eaves height of approximately 5.23 metres and, giving good modern accommodation at ground floor level with 2 x drive-in roller shutter loading doors and incorporating internal partitioned areas providing reception/trade counter, offices, secure store and toilet facilities. There is a large first floor mezzanine utilised for storage extending over the offices, reception/trade counter etc.

The property has the benefit of a large shared yard area.

ACCOMMODATION

The ground floor works warehouse, staff areas, toilets, offices and trade counter area extend to a total of 494.64 sq. m. (5,324 sq. ft.), measured upon a gross internal area basis.

The mezzanine storage area over the offices etc. extends to 142.23 sq. m. (1,531 sq. ft.).

The property therefore has a total gross internal floor area of approximately 636.87 sq. m. (6,855 sq. ft.).

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Address: Unit B2 Middleton Business Park, Cartwright Street, Cleckheaton, BD19 5LY
Description: Warehouse and Premises
Rateable Value: £23,500

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease incorporating regular upward only rent reviews.

RENT

£33,500 per annum exclusive – Plus VAT, subject to lease and vacant possession being obtained.

VAT

VAT will be charged at the prevailing rate on all rents, service charge etc.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 90

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(September 2017 – 4213 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049