WAREHOUSE TO LET (DUE FOR REFURBISHMENT) 6,990 SQ FT (649.48 SQ M)





UNIT 9, BROOKFOOT BUSINESS

PARK, BRIGHOUSE HD6 2SD

- 6,990 sq ft including ground floor offices
- Detached premises
- Dedicated service yard
- Trade Counter
- Due to be Refurbished





UNIT 9, BROOKFOOT BUSINESS PARK BROOKFOOT LANE, BRIGHOUSE, HD6 2SD



LOCATION

The property is situated within Brookfoot Business Park which is located off Brookfoot Lane and being less than 1 mile from Brighouse town centre. Junction 25 of the M62 is less than 2 ½ miles east of the property.

DESCRIPTION

The premises provide industrial / warehouse accommodation with ancillary offices, trade counter and a secure yard to the side. 5.15m to the eaves. Shortly to be refurbished.

ACCOMMODATION

Description	Sq ft	Sq m
Warehouse	6,165	572.83
Offices	825	76.65
TOTAL	6,990	649.48

* Plus mezzanine floor of 76.65 sq m (825 sq ft)



TERMS

Available upon a new lease at a rental of £52,425 per annum exclusive of VAT, utilities, buildings insurance, and service charge.

BUSINESS RATES

The current rateable value is £38,000 which at the current multiplier of 51.2p in the £ gives a sum payable of c. £19,450 per annum.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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Subject to Contract

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