## 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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