

**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**





## 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
<b>TOTAL</b>	<b>6,990</b>	<b>649.48</b>

\* 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