



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of G & R Estates

TO LET

**GOOD QUALITY
WORKSHOP/STORAGE UNITS**

**BARNCLIFFE BUSINESS PARK,
NEAR BANK, SHELLEY, HUDDERSFIELD, HD8 8LU**

Unit 8 423m² (4,553 sq. ft)

Unit 11 290m² (3,124 sq. ft)



- Good quality single storey industrial/warehouse units with loading doors
- Conveniently located to the south of Huddersfield with access to M1 motorway
- Benefitting from large communal car park opposite

0113 2348999

Location

Barncliffe Business Park is located on Near Bank, at its intersection with Long Moor Lane. Less than quarter of a mile north of the property Near Bank connects with the main B6118 Huddersfield Road, and to the south Near Bank leads into Carr Lane which connects with the A629 Abbey Road/Penistone Road.

The premises are situated five miles south east of Huddersfield town centre and benefit from good road links via the A629 Abbey Road and the B6116 Huddersfield Road. Barncliffe Business Park also benefits from reasonable access to the motorway network, in particular Junctions 38 and 39 of the M1, which are located to the east and north east respectively.

Description

Barncliffe Business Park is a good quality part modern principally single storey industrial and storage complex, with commercial/office space to the front. The complex benefits from a series of loading/yard areas providing circulation space and loading facilities to individual units.

In addition, to the front of the site there is a ground and lower ground floor building providing good quality office/commercial space suitable for a variety of commercial uses.

As well as the communal areas serving the complex, the site does benefit from a large loosely surfaced car parking area on the opposite side of Near Bank providing communal parking.

Accommodation

Unit 8 423m² (4,553 sq. ft)

Good quality open plan industrial unit with roller shutter loading door to the front and offices & toilets.

Unit 11 290m² (3,124 sq. ft)

Good quality open plan industrial/warehouse unit with roller shutter loading door with blockwork partitioning office space and toilets

Gross Floor Area 290 - 423m² (3,124 – 4,553 sq. ft)

Services

We are advised Barncliffe Business Park benefits from all mains services in addition to individual appliances (including fluorescent lighting). However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are verbally advised by Kirklees Metropolitan Council the premises have been split for rating purposes and the RV's are:-

Unit 8 £13,250
Unit 11 £9,100 and £4,350

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, Tel: 01484 221000.

Energy Performance Certificates

Unit 8 has an EPC rating of E (116) and Unit 11 rating of E (103).

Lease Terms

Individual units at Barncliffe Business Park are offered by way of new tenant full repairing and insuring leases for a period of 3 years, or multiples thereof incorporating three yearly rent reviews, plus the site service charge.

The site service charge relates to maintenance and upkeep of common areas, common services, external lighting, some utilities, management/administration, etc, and contributions from individual occupiers are on a pro-rata/floor area basis.

Rent

Unit 8 £20,500 per annum exclusive
Unit 11 £16,400 per annum exclusive

The rents are payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.