

# WHARFEDALE PROPERTY CO.

**TO LET**

**Industrial Warehouse Unit**

**Unit 4, Union Works, Beck Lane,**

**Heckmondwike, WF16 0HL**



**9,506 sq ft**

- Includes offices
- Shared loading yard
- Available from 1<sup>st</sup> October 2018

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Wharfedale House, Smithies Lane, Birstall. WF17 9HR.

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## LOCATION

The accommodation is located on Beck Lane, close to Heckmondwike town centre. As such this location enjoys excellent access throughout the West Yorkshire area and beyond with Junctions 25 – 28 of the M62 motorway within 5 miles of the premises.

## DESCRIPTION

Unit 4 comprises: A single storey warehouse premises with offices. A shared loading yard is accessed via roller shutter doors.

## ACCOMMODATION

The following floor area is provided: **9,506 sq ft**

## TERMS

Available on a new full repairing and insuring lease, for a term of years to be agreed.

## RENT

£28,000 plus VAT per annum

**BUILDING INSURANCE** £955 for the whole of 2018

## BUSINESS RATES

The business rates are paid direct to the charging authority. The property will need to be re-assessed by the Valuation Office.

## LEGAL COSTS

The incoming tenant is to be responsible for the reasonable legal costs of both parties incurred in this transaction.

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## VIEWING ARRANGEMENTS

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|--------------|------------|--------------|
| Mark Connors | Wharfedale | 01924 476496 |
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### Misrepresentation Act 1967

Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only. For accurate details the interested party is advised to consult the selling agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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