

TO LET

Wharfedale Property

111A BMK Industrial Estate, Wakefield Road, Liversedge WF15 6BS

Well Located Upper Floor Warehouse / Storage Unit with Offices



9,306 ft² (864.56 m²)

Rent: On Application

- Competitively priced good quality upper floor warehouse unit with modern offices
- Located just off A62 Leeds Road, within our gated and secure Multi-Let Industrial Estate
- Eaves height ranging from 4.4m to 6.6m (Under Truss height of 3.35m)
- EPC Rating – D (96)

www.wharfedaleproperty.co.uk
office@wharfedaleproperty.co.uk

01924 476496

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Location

The property is located on the well-established BMK Industrial Estate with access from Wakefield Road (A649) and Westgate (A638) and adjacent to the A62 Leeds/Huddersfield Road.

The location provides excellent access to the motorway network, with Junction 25 of the M62 being approximately 3 miles to the West. Furthermore, Junctions 26 to 28 of the M62 motorway are all within a six mile radius of BMK Industrial Estate.

Description

The property comprises an upper floor steel portal frame industrial / storage unit with brick elevations. Primary access is provided by way of a roller shutter loading door accessed via a substantial ramp.

Internally the property benefits from modern office, kitchen / canteen and toilet facilities as well as ancillary storerooms.

BMK Industrial Estate benefits from ample onsite loading, circulation and vehicle parking space.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Rent

On application.

Buildings Insurance

Figures are available upon request.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Services

The Property benefits from all mains services including three phase electrical supply, gas, water and sewer drainage connections.

Business Rates

Warehouse & Premises: £18,000 RV

The current Small Business Rates Multiplier for 2013/2024 is 49.9p in the £. The ingoing tenant is to pay the Business Rates direct to the relevant Charging Authority.

Accommodation

Measured on a Gross Internal Area basis, the unit extend to approximately 3,583 ft² (332.87 m²) as a whole and comprises:

Description	ft ²	m ²
Warehouse & Offices	6,747	626.82
Mezzanine / Storage	2,559	237.74

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale	Joe Oade	01924 476 496
Eddisons	Matthew Jennings	01274 734 101

Subject to Contract

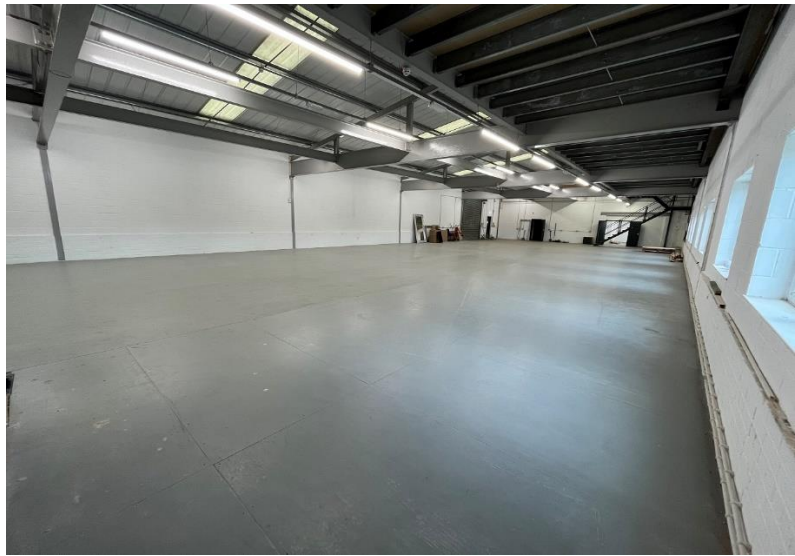
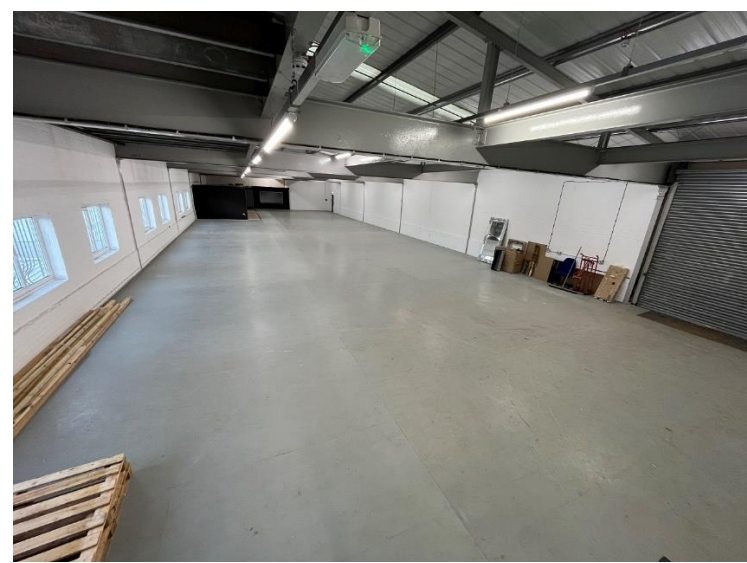
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