

TO LET

Wharfedale Property

Units 1 & 3 Valley Road Business Park, Valley Road, Liversedge WF15 6JY

Well Located Upper Floor Warehouse / Storage Unit with Offices



3,583 ft² (332.87 m²)

Rent: On Application

- Competitively priced ground floor Workshop / Storage Unit with First Floor Offices
- Currently undergoing a substantial refurbishment scheme
- Situated within our gated and secure Multi-Let Industrial Estate
- EPC Rating – To be confirmed following refurbishment

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

01924 476496

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Location

The property is strategically located within our Valley Road Business Park, a short distance from Valley Road's intersection with Bradford Road (A638). The A638 is the main arterial route linking the A62 Huddersfield/Leeds Road with Cleckheaton Town Centre.

The location provides excellent access to the motorway network, with Junction 26 of the M62 being approximately 2 miles to the North West. Furthermore, Junctions 26 to 28 of the M62 motorway are all within a circa five-mile radius of Valley Road Industrial Estate.

Description

The property comprises a two-storey building of brickwork construction providing ground floor workshop / storage accommodation with first floor office accommodation. Primary access to the workshop is provided by way of a roller shutter loading door to the front with ancillary secondary personnel access to the front and side elevations.

Internally the property is currently undergoing a significant refurbishment scheme throughout.

Externally, Valley Road Business Park 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 & Buildings Insurance

On application.

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 an electrical supply, gas, water and sewer drainage connections.

Business Rates

Warehouse & Premises: £11,250 RV

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
Workshop	2,158	200.48
Entrance Lobby / Office	340	31.59
First Floor Offices, Meeting Room, Kitchen & Toilets	1,085	100.80

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

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 landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do 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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