



## Modern Warehouse / Industrial Unit

### 34,405 Sq Ft (3,196.22 Sq M)

Unit A, Grange Valley Road, Batley,  
West Yorkshire, WF17 6GH

- Excellent access to the M62 and M1 Motorways
- Loading via 1 ground and 2 dock level loading doors
- Eaves height of 8 metres
- Large secure yard with generous car parking provision
- High quality ancillary office / welfare facilities

## Location

The property is strategically situated on Grange Valley Road and provides direct access to Junction 28 of the M62 Motorway and Junction 40 of the M1 Motorway which lie approximately 3 miles to the north and east respectively. Batley Train Station is within walking distance, approximately half a mile away.

Notable occupiers in the immediate vicinity include Royal Mail, HSL Chairs and Oxfam.

## Description

The property provides a modern, semi-detached warehouse / industrial unit which provides the following specification;

- Loading via 1 ground and 2 dock level loading doors
- Eaves height of 8 metres
- Large secure yard with generous car parking provision
- High quality ancillary office / welfare facilities with the ability to extend

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	3,147.46	33,879
Office / Welfare	48.88	526
<b>Total</b>	<b>3,196.33</b>	<b>34,405</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

## EPC

This property has an EPC rating of C-59.

A copy of the EPC certificate and report is available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Viewings

For further information or to arrange a viewing please contact;

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