

# TO LET Wharfedale Property

Unit 1 Headlands Road Business Park, Headlands Road, Liversedge WF15 6PR

Good Quality Office / Workshop / Trade Counter Accommodation



2,091 ft<sup>2</sup> (194.26 m<sup>2</sup>)

Rent: On Application

- Established business park strategically fronting Headlands Road in Liversedge
- Immediately available with multiple refurbishment options available to suit the ingoing tenants requirements
- Suitable for a variety of Office, Storage and Workshop uses
- EPC Rating – E (112)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
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## Location

Headlands Road Business Park (also known as Cross Lane Business Park) is situated around 500 yards from the A62 in the heart of West Yorkshire. Junction 27 of the M62 is 3.5 miles to the North East and the unit offers excellent access to the surrounding area with the centres of Leeds, Bradford and Huddersfield all within a 10 mile radius.

## Description

Unit 1 comprises a single storey Trade Counter / Office / Workshop Unit beneath a tiled pitched roof with windows and personnel doors to the main office area,. The walls are brick / block construction, and the front elevation is rendered.

The property benefits from a garage door to the far right hand side of the unit, with an external Grimston style concrete garage adjacent. The Premises benefit from an eaves height of approximately 3m and concrete floor throughout.

Partitioned off is a kitchen and two WC's. The property is immediately available in its current form, or multiple refurbishment options are available to suit the ingoing tenants requirements on a Leasehold basis.

Externally, the premises benefit from generous on-site car parking and circulation yard provisions.

## 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.

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On Application.

## Services

Mains electricity, water, gas and drainage are connected to the property.

## Business Rates

Warehouse & Premises: £9.900 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority. The unit is eligible for Small Business Rate Relief subject to qualification. The purchaser / tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Buildings Insurance

Figures can be provided upon request.

## VAT

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

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

## Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

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