

# TO LET

**INDUSTRIAL/WAREHOUSE UNIT  
2,445 SQ.FT. (227 SQ.M)**



**UNIT 2  
ROYDS MILL  
DYEHOUSE LANE  
BRIGHOUSE  
HD6 1LL**

**address.** 6 Lisbon Square, Leeds, LS1 4LY

**tel.** 0113 244 9020 **fax.** 0113 244 1104 **web.** [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

The estate is located approximately 2 miles from Junction 25 of the M62, within the main industrial area of Brighouse.

The Estate is situated on Dyehouse Lane which is just off Birds Royd Lane, within ¼ of a mile of the centre of Brighouse.

## DESCRIPTION

A semi-detached modern steel portal unit with profile metal clad roof and walls benefitting from approximately 10% rooflights and an eaves height of 5m.

The unit is predominantly open plan with 2 roller shutter doors, office accommodation and wcs and benefits from 5 external car parking spaces and loading area.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice as follows:-

Warehouse	188.45 sq.m.	2,028 sq.ft.
Ground Floor Offices	38.69 sq.m.	417 sq.ft.
<b>Total GIA</b>	<b>227.14 sq.m.</b>	<b>2,445 sq.ft.</b>

## TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of **£16,000 per annum exclusive**.

## RATING

We understand the property has a Rateable Value of £12,000 giving an approximate rates payable of £5,760 per annum.

We recommend all interested parties make their own enquiries with the Local Rating Authority.

## EPC

The property has been independently assessed and certified as falling within Band C.

A copy of the EPC is available on request.

## VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

## VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate

Att: Mathew Halliwell – [mathew@bht.uk.com](mailto:mathew@bht.uk.com)

**SUBJECT TO CONTRACT**  
Prepared: 23<sup>rd</sup> October 2018