

TO LET - NEWLY REFURBISHED INDUSTRIAL PREMISES



UNITS 3 & 5, FAIRWAY INDUSTRIAL ESTATE, THE GREEN, BIRSTALL, WF17 9QA

- 822 sq.m (8,850 sq.ft)
- Newly refurbished
- Excellent location close to Junction 27 of the M62
- Large secure yard

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located within the established Fairway Industrial Estate just off Gelderd Road and within 1 mile of Junction 27 of the M62 / M621. The location provides easy access to both Leeds and Bradford City Centres and the wider West Yorkshire commercial areas. Nearby occupiers include Mars, TC Harrison JCB Leeds, Cubico UK Ltd, Tennants Distribution and Eurosat.

Junction 27 Retail Park/Birstall Retail Park is close by which provides a range of retailers and amenities including Costa, Caffe Nero, M&S Simply Food, McDonalds, KFC & Nandos.

DESCRIPTION

The property comprises a detached steel portal frame industrial unit with an eaves height of 6.5m (19'7") and two electric roller shutter access doors.

Recently the property has been the subject of a comprehensive refurbishment to include: -

- Reclad externally in profile metal cladding
- New insulated metal deck roof
- Two new electric roller shutter doors
- Latest generation of LED lighting
- Offices redecorated
- New WC & Kitchen facilities

Externally there is large secure yard with goods access and car parking for 10 cars.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **822 sq.m (8,850 sq.ft)**

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£65,000 per annum exclusive**.

RATES

We understand the property is currently assessed as a whole, as follows:-

Rateable Value £38,000
Rates Payable £18,658 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (65). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

FURTHER INFORMATION/VIEWING:

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Subject to Contract
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