

INDUSTRIAL/WAREHOUSE UNIT TO LET



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

- 2,353 sq.ft (218.60 sq.m)
- Ground floor warehouse with office
- Established Industrial location
- On-site parking

Tel: 0113 244 9020 / 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

The property comprises an end terrace modern steel portal unit with profile metal clad roof and walls benefitting from approximately 20% rooflights and an eaves height of 4.75m.

The unit is predominantly open plan with two roller shutter doors, one to the front and one at the right side, office accommodation and wc's and benefits from external car parking and loading area.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of 2,353 sq.ft (218.60 sq.m).

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 **£18,850 per annum exclusive**.

The tenant will be required to contribute to the common service charge which is approximately £1,692.05 per annum and insurance which is approximately £1,061.28 per annum.

RATES

We understand the property is assessed as follows:-

Rateable Value £14,250

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 D (80). 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:

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Subject to Contract
May 25

Minor Representation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.