



TO LET

**INDUSTRIAL/WAREHOUSE UNIT
WITH OFFICES**

**271 SQ.M (2,919 SQ.FT.)
plus mezzanine 48 sq.m. (521 sq.ft.)**



**UNIT 6
ROYDS MILL
DYEHOUSE LANE
BRIGHOUSE
HD6 1LL**

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

The Estate is located approximately 2 miles north west of Junction 25 of the M62 within the recognised industrial area of Brighouse and is surrounded by a variety of industrial accommodation. Dyehouse Lane is located just off Birds Royd Lane which has direct links to the centre of Brighouse.

DESCRIPTION

The unit is of steel portal frame construction with a profile metal clad roof and walls. It is an end-terrace unit in a small "L" shaped development and is currently fitted out to comprise a number of small offices, stores, warehouse and loading area.

It has an eaves height of 4.5m and benefits from three phase electricity, gas and separate water supply. The main roller door is 4m wide by 3.7m high. The roof is insulated complete with rooflights.

The offices have the benefit of gas fired central heating via radiators, carpet tiles, suspending ceiling with recessed lighting, data cabling and internal shutters to external windows. The warehouse is heated by a wall mounted gas warm air blower.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate Gross Internal Floor Areas:-

Warehouse	122 sq.m.	1,322 sq.ft.
Loading	25 sq.m.	268 sq.ft.
Stores	71 sq.m.	760 sq.ft.
Offices	44 sq.m.	473 sq.ft.
Kitchen	9 sq.m.	96 sq.ft.
Total Gross Internal Area	271 sq.m.	2,919 sq.ft.

Mezzanine Store/Office	48 sq.m.	521 sq.ft.
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Although currently fitted out, the premises can be returned to open plan accommodation as the majority of the offices and stores are constructed with demountable partitioning.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed at a rental of **£17,500 per annum exclusive**.

Any ingoing tenant will be required to contribute towards a common service charge for the Estate. The proportion payable will be 11.08% of the total, which currently represents £1,230 pa (approx.)

RATING

With effect from 1st April 2010, the property will have a Rateable of £13,500 pax giving an approximate rates payable for 2010/2011 of £5,495.

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, tel: 0113 244 9020 (ref: Mike Smith – mike.smith@bht.uk.com)