

## property details

Affordable  
industrial and office  
accommodation  
within a well  
managed complex  
with good links  
throughout Kirklees

**Unit 47a**  
**346 sq m**  
**(3,724 sq ft)**

For full details contact  
Hanson Chartered Surveyors,  
The Old Gatehouse, 68 New North Road,  
Huddersfield HD1 5NE

t 01484 432043

f 01484 431705

e [enquiries@hanson-cs.co.uk](mailto:enquiries@hanson-cs.co.uk)

Ask for Jason Metcalfe



- Pleasant setting close to Mirfield railway station and local amenities
- Ample on site car parking and HGV circulation areas
- Within 3 miles of junction 25 M62



## property details

### Location

Holmebank Business Park is located on the outskirts of Mirfield commercial centre, accessible from Station Road and is within walking distance of local amenities and the railway station.

Junction 25 of the M62 is approximately 3 miles distant, whilst Dewsbury and Huddersfield town centres are 3 and 6 miles distant respectively.

### Description

Unit 47a comprises a single storey building of brickwork construction beneath a modern northlight patent glazed roof. Benefitting from a concrete floor, sprinkler installation, and roller shutter loading door onto a shared secure loading area.

### Business Rates

Currently assessed for NDR purposes as follows:  
Warehouse & premises £10,250 RV.

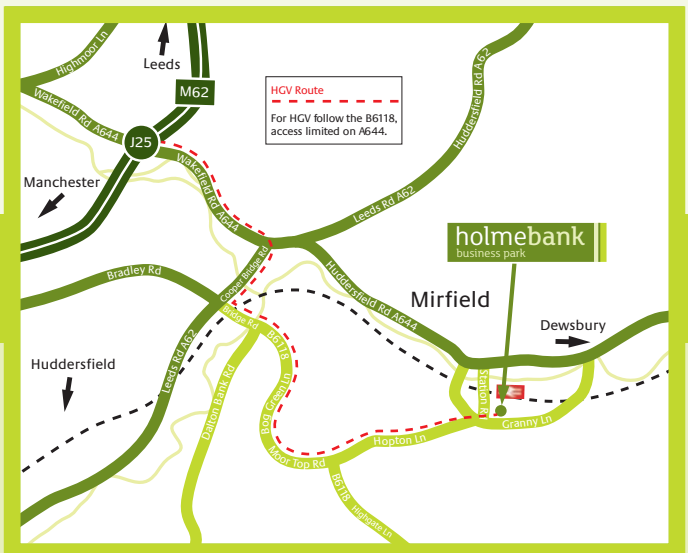
The Uniform Business Rate for 2014/2015 is currently 48.2 pence in the £ ignoring transitional relief and small business rate relief

### VAT

The rent quoted is exclusive of any VAT. We understand VAT will be chargeable.

### Planning

Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987.



### Accommodation - Unit 47a

Length - 22.82 mtrs  
Breadth - 15.16 mtrs  
Door Height - 2.44 mtrs  
Door Width - 2.37 mtrs  
Under Eaves Height - 3.95 mtrs  
Under Haunch Height - 3.05 mtrs  
Under Apex Height - 4.05 mtrs  
Loading Door Type - manual steel roller shutter  
Heating - 1 no. Winter Warm suspended gas fired space heater  
Electricity - 3-phase  
Lighting - fluorescent strip lights

### Terms

The units are available on new tenant's effectively full repairing and insuring leases (contracted out), for a term of years to be agreed, incorporating 3 yearly rent reviews, plus service charge.  
Rent: £2.75 per ft2 per annum

### Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in any transaction.

### Viewing

Viewing is strictly by appointment contact:  
Hanson Chartered Surveyors 01484 432043  
Jason Metcalfe jason@hanson-cs.co.uk

Reference 1948  
Subject to Contract

MISREPRESENTATION ACT 1967 - CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.