



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**VACANT GROUND FLOOR
SUITE WITHIN PROMINENT
MODERN OFFICE BUILDING**

**SUITE 2 PARK MILL WAY, OFF WAKEFIELD ROAD,
CLAYTON WEST, HUDDERSFIELD, WEST YORKSHIRE,
HD8 9XJ**

126m² (1,355 sq. ft)



- Highly prominent two storey office with Suite 2 re-available early 2025
- Strategically located for Junctions 38 & 39 M1 with good onsite parking
- Open plan office accommodation and the whole building could be available to purchase

0113 2348999

Location

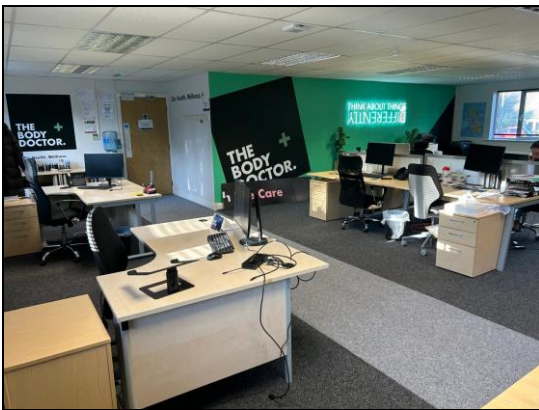
The premises are situated in a highly prominent location on the junction of Park Mill Way with the main A638 Wakefield Road close to the centre of Clayton West. Nearby occupiers include Pennine Industrial Equipment Ltd and Kirklees Light Railway, with the majority of the building occupied by Cougar Automation.

The premises are strategically well located within ten minutes of Junctions 38 & 39 of the M1, which are situated to the east and north east respectively. Wakefield City Centre and Huddersfield Town Centre are within an approximate 8 mile radius.

Description

The premises comprise modern two storey reconstituted stone built offices, constructed in the late 1990's, under a pitched tiled roof with timber upper floors and a concrete ground floor.

Whilst the premises were initially in single occupation, the building has been subdivided with the whole of the first floor occupied by Cougar Automation since 2006 (extending to 2,896 sq. ft gross or thereabouts). Cougar Automation extended into part of the ground floor by way of a coterminous lease and the occupier of the remainder of the ground floor is due to vacate their suite in early 2025.



The ground floor does include communal toilet and ancillary facilities, along with entrance lobby (accessed from car park). To the rear (accessed off Park Mill Way) is a large surfaced car park providing onsite parking provision (shared by all occupiers).

Accommodation

Suite 1 (ground floor) 85m² (920 sq. ft)
Let to Cougar Automation

Suite 2 (ground floor) 125.80m² (1,355 sq. ft)
Comprising large open plan office and available for occupation from early 2025.

First floor 269.55m² (2,896 sq. ft) gross
Let to Cougar Automation

Vacant Space (Suite 2) 125.80m² (1,355 sq. ft)

Services

We are informed the premises benefit from all mains services including electric, water, sewer drainage and gas. In addition, there is a gas fired central heating installation serving the whole building. However, no tests have been carried out on any of the aforementioned services and we are therefore unable to comment as to their condition or capacity.

Rating

We are verbally advised by the VOA website the premises are assessed as follows:-

Ground Floor Suite £14,500

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and small business allowance.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, on Tel 01484 221000.

Energy Performance Certificate

The premises have an EPC rating of B (43).

Lease Terms

Suite 2 (ground floor) is offered by way of a new tenants full repairing and insuring lease - plus the site service charge - for a period of years to be agreed from January 2025. The commencing rent is £16,500 per annum exclusive.

Price

The landlord has advised they may consider a sale of the building - subject to the Cougar Automation lease - seeking offers in excess of £650,000. The majority of the building, excluding Suite 2, is occupied by way of two leases from April 2021 incorporating rent reviews and tenant options to break in April 2026. Additional information relating to tenancies is available upon request (confidentially).

VAT

All rents and prices are quoted exclusive of VAT and to be charged at the appropriate rate, if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for both parties reasonable legal costs incurred in the completion of the lease.

Viewing/Enquiries

Strictly by appointment only with the sole agents:

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 0234/A/M
October 2024

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.