

# Starkeys

Chartered Surveyors

**SINGLE STOREY INDUSTRIAL PREMISES  
201M<sup>2</sup> (2,162 SQ. FT.)  
PLUS MEZZANINE 77M<sup>2</sup> (830 SQ. FT.)  
UNIT 1 SYKES STREET  
CLECKHEATON**



- Situated on the periphery of Cleckheaton town centre.
- Electrically operated metal roller shutter loading door.

**TO LET £15,000 PER ANNUM**

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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**UNIT 1 SYKES STREET**  
**CLECKHEATON**

**1. LOCATION:**

The premises are situated on Sykes Street, which is situated off Westgate (A643) on the periphery of Cleckheaton town centre. The property is situated in a mixed use area, with Sykes Street providing residential and commercial properties. Various retailers are situated in nearby Cleckheaton town centre.

**2. GENERAL DESCRIPTION:**

The premises provide a single storey industrial unit, within which a mezzanine floor has been installed. The property is constructed in brick and has a double pitched roof covered in plastic coated steel sheeting incorporating skylights. Access is provided from Sykes Street by an electrically operated roller shutter loading door, adjacent to which there is a sliding loading door with an inset pedestrian door and an external shutter.

The premises provide a workshop at ground level with a painted concrete floor and LED lighting. Partitioned out of this area is a WC and office. The mezzanine provides stores and an office.

**3. ACCOMMODATION:**

The premises have the following approximate gross internal floor areas:

Ground Floor	200.85m <sup>2</sup> (2,162 sq. ft.)
Mezzanine	77.11m <sup>2</sup> (830 sq. ft.)
<b>TOTAL GROSS INTERNAL FLOOR AREA</b>	<b>277.96M<sup>2</sup> (2,992 SQ. FT.)</b>

**4. RATING:**

The rating authority is Kirklees Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £6,200 (Warehouse and Premises).

The Uniform Business Rate for 2024/25 is £0.499.

Interested parties should seek verification of the information provided.

## **5. LEASE TERMS:**

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a rent of £15,000 per annum, exclusive of rates and other outgoings and payable quarterly in advance.

The tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

## **6. EPC:**

An EPC has been commissioned.

## **7. VIEWING AND FURTHER INFORMATION:**

By appointment through the sole agents:

**STARKEYS  
17 VICTORIA MEWS  
MILL FIELD ROAD  
COTTINGLEY BUSINESS PARK  
COTTINGLEY, BINGLEY  
BD16 1PY**

**ANDREW WARD MRICS  
TEL:- 01274 307910**

**18 June 2025**

### **MISREPRESENTATION ACT 1967**

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

### **FINANCE ACT 1989**

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.