

lot 96

Rent
£46,487 per
annum
exclusive (3)

Moorlands Business Centre, Balme Road Cleckheaton, West Yorkshire BD19 4EZ

Freehold Industrial/Office Investment

- Comprises a two storey industrial and office building
- Approximately 2,630.41 sq m (28,314 sq ft) on a site of approximately 0.47 hectares (1.16 acres)

- Well located close to Cleckheaton town centre and M62 Motorway
- Future redevelopment potential (subject to consents)



On behalf of
Hansteen



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Location

Miles: 9 miles north-east of Huddersfield
11 miles south-west of Leeds
Roads: A638, M62 (Junction 26), M606
Rail: Low Moor and Batley Railway Stations
Air: Leeds Bradford Airport

Situation

The property is well located on the north side of Balme Road, close to its junction with Bradford Road (A638), an arterial route between Junction 26 of the M62 to the north and Cleckheaton town centre to the south.

Description

The property comprises a substantial site of approximately 0.47 hectares (1.16 acres) upon which is built a two storey industrial and office building totalling approximately 2,630.41 sq m (28,314 sq ft). The property benefits from rear access via Law Street and on-site car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion**Viewings**

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

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Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground	Workshop	28.34 sq m	(305 sq ft)	INDIVIDUAL	3 years from 01/08/2013 (1)	£800	31/07/2016
Unit 2	Ground	Workshop	39.20 sq m	(422 sq ft)	RICHMOND KITCHENS LIMITED	1 year from 15/03/2016	£1,700	14/03/2017
Unit 3	Ground	Workshop	32.70 sq m	(352 sq ft)	NS (YORKSHIRE) LIMITED	1 year from 11/04/2016	£1,400	10/04/2017
Unit 4	Ground	Workshop	67.17 sq m	(723 sq ft)	J R ENGLAND ENG. SVCS CO LIMITED	3 years from 01/10/2010	£3,440	Holding over
Unit 5	Ground	Workshop	76.18 sq m	(820 sq ft)	SAUDER PANEL PRODUCTS LIMITED	1 year from 01/12/2015	£3,250	30/11/2016
Unit 7	Ground	Workshop	54.63 sq m	(588 sq ft)	INDIVIDUAL	1 year from 01/05/2015	£2,350	30/04/2016 (2)
Unit 8	Ground	Workshop	43.29 sq m	(466 sq ft)	BRITISH CERAMIC TILE LIMITED	1 year from 14/12/2015	£1,950	13/12/2016
Unit 9	Ground	Workshop	45.24 sq m	(487 sq ft)	SGI PROJECTS LIMITED	1 year from 16/06/2015	£2,000	15/06/2016
Unit 10	Ground	Workshop	55.46 sq m	(597 sq ft)	P. A. SMITH (CONTRACTORS) LIMITED	1 year from 19/01/2016	£2,390	18/01/2017
Unit 11	Ground	Workshop	85.01 sq m	(915 sq ft)	INDIVIDUALS	6 months from 29/01/2016	£1,800	28/07/2016
Unit 12	Ground	Workshop	55.46 sq m	(597 sq ft)	PD POLISHING LIMITED	3 years from 01/08/2011	£3,582	Holding over
Unit 13	Ground	Workshop	44.96 sq m	(484 sq ft)	INDIVIDUAL	1 year from 20/11/2015	£1,940	19/11/2016
Unit 14	Ground	Workshop	61.32 sq m	(660 sq ft)	ENVIRACLAD LIMITED	1 year from 01/06/2015	£2,160	31/05/2016
Unit 15	Ground	Workshop	219.16 sq m	(2,359 sq ft)	REGLAZE SPECIALIST COACH AND BUS GLAZING LIMITED	3 years from 31/12/2011	£8,500	Holding over
Suite 19	First	Office	19.97 sq m	(215 sq ft)	CONSIDERATE DEVELOPMENTS LIMITED	1 year from 10/02/2016	£1,000 (3)	09/02/2017
Suite 20	First	Office	15.61 sq m	(168 sq ft)	INDIVIDUAL	1 year from 26/01/2016	£900	25/01/2017
Suite 21 & 22	First	Office	60.29 sq m	(649 sq ft)	AURORA FS LIMITED	1 year from 01/07/2015	£2,600	30/06/2016 (4)
Suite 25	First	Office	52.86 sq m	(569 sq ft)	PHOTOS4U EVENTS LIMITED	3 years from 01/06/2013	£2,276	31/05/2016
Suite 28	First	Office	14.59 sq m	(157 sq ft)	STW ELECTRICAL CONTRACTORS LIMITED	1 year from 15/02/2016	£785	14/02/2017
Suites 6, 16, 17, 18, 23, 24, 26, 27, 29, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48	First	Office	1,350.22 sq m	(14,534 sq ft)	VACANT			
Suite 31	Second	Office	85.01 sq m	(915 sq ft)	BMS MARKETING SERVICES LIMITED	3 years from 01/03/2012	£1,664	Holding over
Suites 30, 32	Second	Office	123.74 sq m	(1,332 sq ft)	VACANT			
Totals			2,630.41 sq m	(28,314 sq ft)			£46,487 (3)	

(1) The lease provides for a rolling tenant option to determine on providing three months' prior notice.

(2) A new 12 month lease has been agreed.

(3) The current rent reserved is £500 p.a.x. The lease provides for a fixed increase to £1,000 p.a.x on 10th August 2016. The seller has agreed to adjust the completion monies so that the unit will produce £1,000 p.a.x from completion of the sale.

(4) A lease renewal has been agreed. Please refer to the legal pack for further information.

For further details please contact:

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Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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