

# Lot 69

£37,662 per annum  
exclusive

## Moorlands Business Park, Balme Road, Cleckheaton, West Yorkshire BD19 4EZ

Freehold Industrial/Office Investment



## 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	£800	Holding Over
Unit 2	Ground	Workshop	39.2 sq m	(422 sq ft)	RICHMOND KITCHENS LTD	1 year from 15/03/2016	£1,700	Holding Over
Unit 3	Ground	Workshop	32.7 sq m	(352 sq ft)	PRANAS CONSTRUCTION LTD / NS YORKSHIRE LTD	1 year from 11/04/2016	£1,400	Holding Over
Unit 4	Ground	Workshop	67.17 sq m	(723 sq ft)	J R ENGLAND ENGINEERING SERVICES COMPANY LTD	3 years from 01/10/2010	£2,200	Holding Over
Unit 5	Ground	Workshop	76.18 sq m	(820 sq ft)	SAUDER PANEL PRODUCTS LTD	1 year from 01/12/2015	£3,250	Holding Over
Unit 7	Ground	Workshop	54.63 sq m	(588 sq ft)	INDIVIDUAL	1 year from 01/05/2015	£2,350	Holding Over
Unit 8	Ground	Workshop	43.29 sq m	(466 sq ft)	BRITISH CERAMIC TILE LTD	1 year from 14/12/2015	£1,950	Holding Over
Unit 9	Ground	Workshop	45.24 sq m	(487 sq ft)	SPACE GROUP INTERIORS PROJECTS LTD	1 year from 16/06/2015	£2,000	Holding Over
Unit 10	Ground	Workshop	55.46 sq m	(597 sq ft)	P A SMITH (CONTRACTORS) LTD	1 year from 19/01/2016	£2,390	Holding Over
Unit 11	Ground	Workshop	85.01 sq m	(915 sq ft)	SGI PROJECTS LTD /SAUDER PANEL PRODUCTS	6 months from 29/01/2016	£2,600	Holding Over
Unit 12	Ground	Workshop	55.46 sq m	(597 sq ft)	P D POLISHING LTD	3 years from 01/08/2011	£3,582	Holding Over
Unit 15	Ground	Workshop	219.16 sq m	(2,359 sq ft)	REGLAZE SPECIALIST COACH & BUS GLAZING LTD	3 years from 31/12/2011	£8,500	Holding Over
Units 13, 14	Ground	Workshop	106.28 sq m	(1,144 sq ft)	VACANT POSSESSION			
Unit 17	First	Office	362.04 sq m	(3,897 sq ft)	VACANT POSSESSION			
Unit 19	First	Office	19.97 sq m	(215 sq ft)	CONSIDERATE DEVELOPMENT/ EXCITE FOR LIFE LTD	1 year from 10/02/2016	£1,000	Holding Over
Unit 25	First	Office	52.86 sq m	(596 sq ft)	PHOTOS4U EVENTS LTD	3 years from 01/06/2013	£2,276	Holding over
Units 6, 16, 18, 20, 21&22, 23, 24, 26, 27, 28, 29, 34-48	First	Office	1,440.71 sq m	(15,508 sq ft)	VACANT POSSESSION			
Unit 31	Second	Office	85.01 sq m	(915 sq ft)	BMS MARKETING SERVICES LTD	3 years from 01/03/2012	£1,664	Holding Over
Units 30, 32	Second	Office	123.74 sq m	(1,332 sq ft)	VACANT POSSESSION			
<b>Totals</b>			<b>2,992.45 sq m (32,238 sq ft)</b>				<b>£37,662</b>	

# Lot 69

£37,662 per annum exclusive

### Key Details

- Well located less than 1km from junction 26 of the M62 and M606 Motorway
- Approximately 2,993 sq m (32,238 sq ft) on a site of approximately 0.47 hectares (1.16 acres)
- Site coverage 56%
- Redevelopment potential (subject to consents)
- Includes rear car parking

### Location

**Miles:** 5 miles south of Bradford  
9 miles north-east of Huddersfield  
11 miles south-west of Leeds  
**Roads:** M62 (Junction 26), M606, A638  
**Rail:** Low Moor and Batley Railway Stations  
**Air:** Leeds Bradford Airport

### Situation

The property is 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 some 900m 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 a substantial two storey North Light industrial and office building totalling approximately 2,992.45 sq m (32,238 sq ft). The property benefits from a rear car park with access via Law Street.

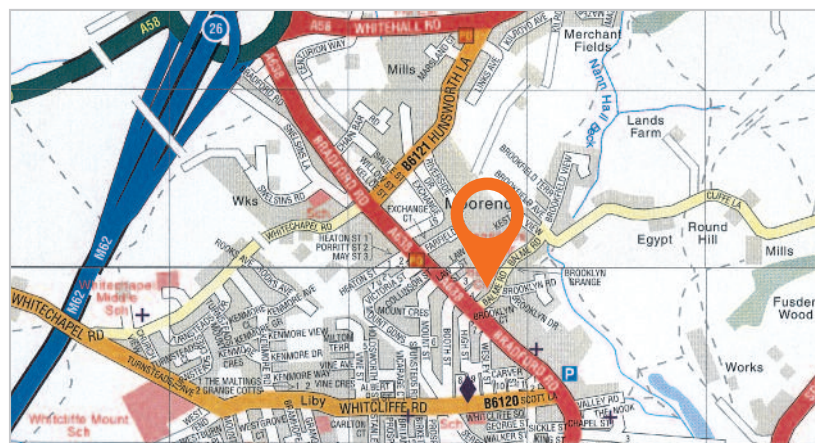
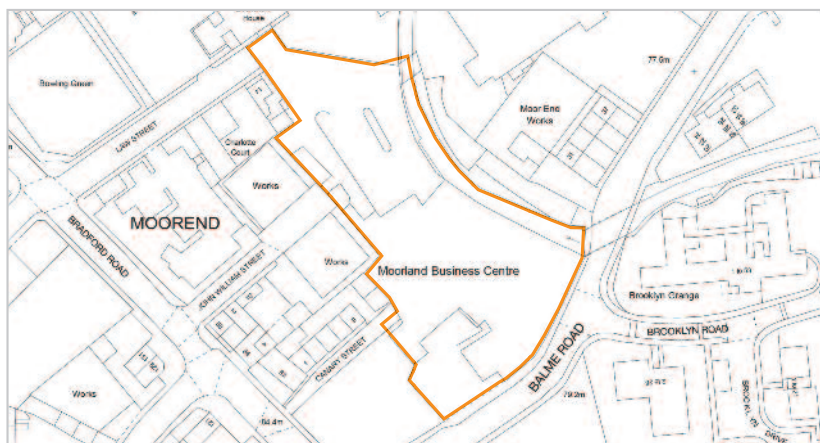
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Blackstone Solicitors**  
**Tehmina Yakoob**  
+44 (0)20 8971 9520  
t.yakoob@blackstonesolicitors.com