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Property Specialists

TO LET

COLBECK HOUSE

COLBECK ROW, BRADFORD ROAD, BIRSTALL, WF17 9NR



EXCELLENT DETACHED OFFICE BUILDING, OFFERING 395 M² / 4,251 FT² OF ACCOMMODATION ACROSS TWO STOREYS TOGETHER WITH 17 PARKING SPACES.

£33,500 PER ANNUM PLUS VAT

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Colbeck House

Colbeck Row, Birstall, BATLEY, WF17 9NR



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DESCRIPTION

This is a well equipped and fitted two storey detached office block. The building was last occupied by the Court Service and although dating back to the 1980's, the building has been improved and upgraded to offer disabled access, CCTV, three compartment trunking and air conditioning to the larger office areas.

The building also incorporates some 17 parking spaces, located in the forecourt to the front and across the length of the building to the rear.

The property is heated by gas central heating and much of the internal partitioning is demountable, allowing for flexible occupation.

SITUATION

The property is addressed into Colbeck Row, however the building fronts the busy A652 Bradford Road, just a few 100 yards from the major intersection with the A62 at Birstall Smithies. This not only allows the building main road prominence, it also offers excellent access to the towns and cities of the West Yorkshire area, being approximately 1½ miles from Junction 27 of the M62 and also 3 miles from Junction 26. Leeds Centre is within 5 miles and Bradford within 7.

ACCOMMODATION

GROUND FLOOR

Office/Reception with inner lobby and disabled ramp access. Beyond the office reception area is an open plan general office area with two private offices and storage and photocopy and print room, all accessed from this central area. Beyond this is a corridor leading to another private office, inner lobby/storage area with access to a large meeting room with kitchen and ladies, gents and disabled w.c.'s partitioned off. There are two staircases at each side of the building to the first floor accommodation

Net Ground Floor Area 171.9m² / 1850 ft²

FIRST FLOOR

The first floor comprises primarily two larger open areas of office space which have been sub-partitioned off to create two main general offices with five partitioned private offices, kitchen and storage and ladies and gents w.c.'s.

Net Floor Space 223m²/2401ft²

NET OVERALL FLOOR SPACE 395m²/4251ft²

OUTSIDE

The property has its own private forecourt with parking facilities and also shares a rear access which provides additional car parking. The total number of spaces amounts to 17 and the parking area is tarmacadamed.

RATES

The property has a rateable value of £39,000. The rating multiplier for the year 2010-2011 is 0.414.

VAT

The rent and other charges are subject to VAT at standard rate and all figures quoted in these particulars are exclusive of VAT.

LEASE TERMS

The property is available on a new lease for a term of 5 years or multiples thereof at an initial rental of £33,500 per annum, payable quarterly in advance. The lease will be upon full repairing and insuring terms.

INSURANCE COSTS

The Tenant will be responsible for reimbursing the Landlord's insurance premiums, for maintaining the buildings insurance, the cost for the year 2011 being £795.

LEASE COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal costs for preparation of any lease.

VIEWING

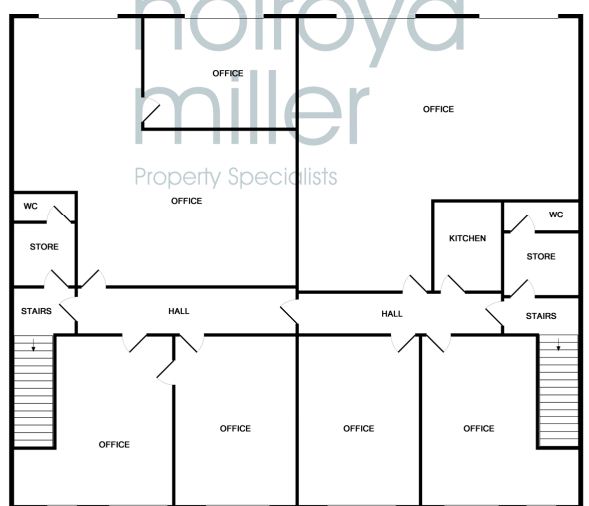
By prior telephone appointment through the Agents, contact Jonathan Kidd on 01924 465671, email: jonathan@holroydmiller.co.uk or Danny Knowles on 01924 465671 or email: daniel@holroydmiller.co.uk

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GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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