



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Wharfedale Finance Co

**TO LET**

# **PART LOFTY INDUSTRIAL/ ENGINEERING PREMISES**

**HAMPSHIRE HOUSE, CALDER VALE ROAD,  
WAKEFIELD, WF1 5PE**

2,636 m<sup>2</sup> (28,375 sq ft)



- Predominantly single storey industrial/engineering premises with first floor offices



- Strategically well located on the edge of Wakefield city centre benefiting from good links to the M1 motorway
- Benefiting from crane rails on a secure/self contained site

**0113 2348999**

## Location

The property is situated on Calder Vale Road, which is an established industrial location on the outskirts of Wakefield city centre. The premises therefore enjoy excellent links to the majority of main arterial routes serving the Wakefield area along with the motorway network.

Junctions 38, 39 and 40 of the M1 motorway are easily accessible with the intersection of the M1 and M62 to the north.

## Description

The premises comprise a predominantly single storey part two storey brick built part steel framed industrial complex being part clad in metal decking part asbestos under a series of pitched roofs with a large single storey lean-to interconnecting to the main unit to the rear.

The accommodation is interconnecting to provide a series of workshop areas along with office and ancillary space in the front building on a secure site.

The site benefits from good external space providing on site loading, vehicle turning and parking.

## Accommodation

### First floor 273.88 m<sup>2</sup> (2,948 sq ft)

Comprising offices and ancillary accommodation including large reception area, large general office, meeting/board room, kitchen area, four private offices along with ladies and gents toilets.

### Ground floor 273.88 m<sup>2</sup> (2,948 sq ft)

Providing additional workshop/storage (capable of being refurbished to provide additional office/showroom facilities).

### Workshop 305.07 m<sup>2</sup> (3,284 sq ft)

Large open plan workshop/storage area.

### Workshop 295.14 m<sup>2</sup> (3,177 sq ft)

Large open plan workshop/storage area.

### Lofty modern workshop 920.48 m<sup>2</sup> (9,908 sq ft)

Lofty open plan engineering workshop with crane rails (previously accommodated a 20 ton crane).

### Modern lean-to 567.67 m<sup>2</sup> (6,110 sq ft)

Providing additional workshop and storage.

### GROSS FLOOR AREA 2,636 m<sup>2</sup> (28,375 sq ft)

## Services

We are advised that the premises benefit from mains water, sewer drainage, gas and a substantial three phase electricity supply. In addition the offices have previously been heated by way of electric wall heaters and gas fired heating to part of the works (removed by previous occupier) along with individual sodium/fluorescent lighting, however no tests have been

carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised by Wakefield City Council the premises are assessed at £60,000.

The National Uniform Business Rate for 2010/11 is 41.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 01924 306636.

## Energy Performance Certificate

An energy performance certificate (EPC) will be available upon request.

## Lease Terms

The premises are made available by way of a tenants new full repairing and insuring lease for a period of years to be agreed.

## Rent

£78,000 per annum exclusive

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

**Michael Steel & Co**  
Alec Michael

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)



**Our Ref: 1103/A/M**  
**October 2010**

**Subject to Contract**



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**0113 2348999**  
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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.