



to let

Unit 30, Flush Mills, Westgate, Heckmondwike, WF16 0EP



Industrial/warehouse unit

1,918.66m² (20,653sq.ft.)

- Well located for Junctions 25-28 of the M62 motorway.
- Good eaves height of approximately 9m.
- Affordable accommodation.

eddisons.com

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location

The unit forms part of the well established Flush Mills complex which benefits from substantial frontage to Westgate (A638), the main trunk road connecting Heckmondwike town centre with the Leeds/Huddersfield Road (A62).

This location provides for excellent access throughout the West Yorkshire area and beyond with junctions 25, 26, 27 and 28 of the M62 motorway all within 5 mile radius.

description

The property comprises a single storey industrial/warehouse unit constructed on a steel portal frame with metal sheet clad walls.

Internally the property comprises open works area with an eaves height of approximately 9m

Ancillary office and toilet facilities are partitioned out.

Externally there is a tarmacadam surfaced yard/car parking area.

Floor Area **1,918.66m² (20,653sq.ft.)**

Subject to Contract



rateable value

The premises will require reassessment upon occupation.

vat

All rentals quoted are subject to VAT.

terms

The premises are offered to let for a term to be agreed at an initial rent of £40,000 per annum exclusive.

legal costs

The ingoing tenant to be responsible for both parties' legal costs incurred in any transaction.

viewing

By prior arrangement with the joint letting agents:

Eddisons
Tel: 01484 533151

File Ref: 711.2603a/JOC

Michael Steel & Co
Tel: 0113 234 8999

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