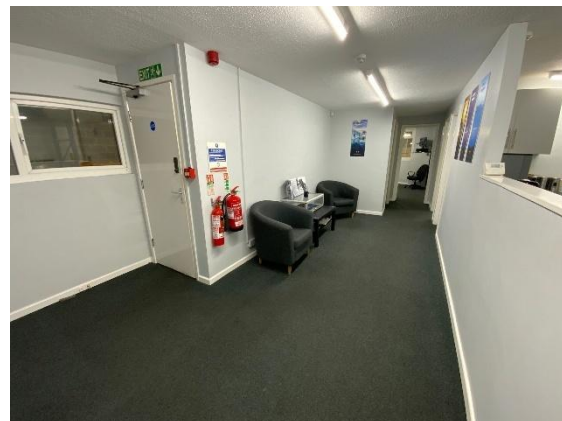


Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Industrial Unit with Offices and Mezzanine
6,768 sqft (629 sqm)



GUIDE PRICE- £575,000

- **Excellent access Junction 27 M62/M621 motorway**
- **Ground floor manufacturing**
- **Offices/labs at ground/first floor**
- **Mezzanine storage**
- **Off road loading and car parking**

**UNIT 1 NORQUEST INDUSTRIAL PARK, BIRSTALL
BATLEY, WF17 9NE**

UNIT 1 NORQUEST INDUSTRIAL PARK, BIRSTALL BATLEY, WF17 9NE

Location

The property is situated immediately off Geldard Road forming part of an established industrial location close Junction 27 providing access to the M62/M621 motorways.

Leeds lies approximately 6 miles to the north east and Bradford around 6 miles to the north west.

Morley, Dewsbury, Batley and Cleckheaton and their suburbs are all situated within a 3 mile radius of the property.

Description

The property comprises a single storey industrial unit of modern style – semi detached in nature. It incorporates a steel portal frame with a mix of masonry and cladding to the elevations and a similarly clad roof covering.

Accommodation is planned primarily at ground floor with additional first floor offices and ancillary accommodation plus a mezzanine. The ground floor is accessible via a roller shutter access door (17') it provides a mix of manufacturing and storage amenity opening to a reception area accessible via a personnel door in addition to which there are two examination/test rooms and wc facilities. The first floor accessible via an internal staircase incorporates two offices/meetings rooms, a kitchen/canteen area plus locker room and further wc facilities. A mezzanine to the rear of the accommodation provides storage amenity. Clear working height maximum 17'5". Under mezzanine 10'.

Externally there is a surfaced service yard to the front which provides loading and car parking.

Accommodation

Internal

Ground Floor

Manufacturing accommodation plus reception facility, examination and test room and wc facilities.

4,662 sqft 433 sqm

First Floor

Canteen/kitchen, two offices/meetings rooms, locker room, wc facilities

780 sqft 72 sqm

Mezzanine

Storage amenity

1,326 sqft 123 sqm

External

Surfaced service yard providing loading and car parking.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Warehouse & Premises

Rateable Value: £31,250

Uniform Business Rate for 2025/2026: £0.499

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01484 221000, email: Planning.Portal@kirklees.gov.uk

Guide Price

£575,000

VAT

There is no VAT payable on the purchase price.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1539-9234-6361-0128-3907>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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