



Smithies Moor Lane, Batley, WF17 9AN
Per Annum £23,500 Per Annum

E&H Edkins Holmes
ESTATE AGENTS

Smithies Moor Lane Birstall near Batley West Yorks WF17 9AN


TO LET or MAY SELL

106 sq m (1,141 sq ft)

A brand new (nearing completion) single storey commercial building on a self-contained site with 11 car spaces. Suitable for a variety of uses (STP).

Asking Rent £23,500

Offers in region of £375,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	