



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

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





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