

**Unit H, Orchard Works
Spenn Vale Street
Heckmondwike
WF16 0NQ**

**Asking Price
£280,000**



TWO STOREY INDUSTRIAL PREMISES DIVIDED INTO 3 UNITS

Overall Floor Area 353.75m² (3,807ft²)

- Previously let to 3 occupiers and having an estimated rental value of £24,000 per annum
- Well positioned in an established industrial location
- Suitable for owner occupation or investment purposes.

DESCRIPTION

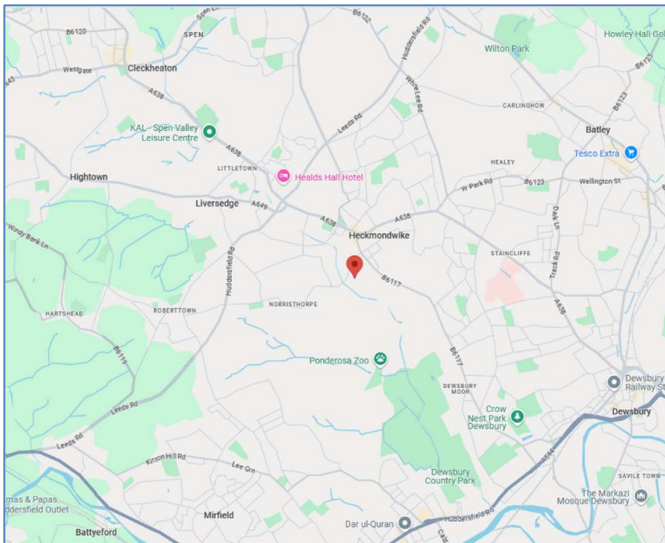
The property comprises a two storey industrial building which has been divided into 3 units capable of separate occupation. It has been held by the current owner as an income producing investment, however is being sold with vacant possession and suitable for owner occupation or investment purposes.

It is finished to a good standard and provides the size of unit which are in strong demand within the rental sector, having loading access and being clad in profile steel sheeting.

LOCATION

The property forms part of Orchard Works which is a complex of industrial buildings along Spen Vale Street in a recognised industrial location on the edge of Heckmondwike town centre.

Heckmondwike forms part of the Spen Valley Heavy Woollen District within the Kirklees Local Authority and is positioned between Cleckheaton, Dewsbury and Batley. It provides good access to the A62 Leeds to Huddersfield Road, being approximately 8 miles to the east of Huddersfield and 15 miles to the southwest of Leeds. It is a location which presents relatively easy access to the M62 motorway network at Brighouse and the M1 motorway network at Flushdyke via Dewsbury.



ACCOMMODATION

UNIT 1

Ground Floor	71.02m ² (764ft ²)
First Floor	70.88m ² (763ft ²)
Total	141.90m² (1,527ft²)

UNIT 2

Ground Floor	80.75m ² (869ft ²)
First Floor	80.75m ² (869ft ²)
Total	161.50m² (1,738ft²)

UNIT 3

Ground Floor	37.93m ² (408ft ²)
First Floor	12.42m ² (134ft ²)
Total	50.35m² (542ft²)

OVERALL 353.75m² (3,807ft²)

PRICE

£280,000.

SERVICES

Mains water, electricity and mains sewer drainage are connected to the property. Each unit has its own individual supply of services.

TENURE

Freehold

CONTACT

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RATEABLE VALUE

£tbc

TENANCIES

The property is being sold with vacant possession.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:

Asset Rating TBC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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