

# bramleys

COMMERCIAL

# To Let

**The Old Drill Hall**  
**20 Whitcliffe Road**  
**Cleckheaton**  
**BD19 3NU**

**Rent:**  
**£450 pcm**



## OFFICE SUITE WITHIN AN ATTRACTIVE CHARACTERFUL BUILDING

**26.77m<sup>2</sup> (288ft<sup>2</sup>)**

- Nearby on-street car parking.
- Finished to a high modern standard with good quality shared facilities.
- Well positioned for access to Cleckheaton town centre and Junction 26 of the M62 motorway network.

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## DESCRIPTION

The office occupies part of the ground floor of this two-storey attractive detached office building which is ashlar stone faced and has an attractive entrance hall.

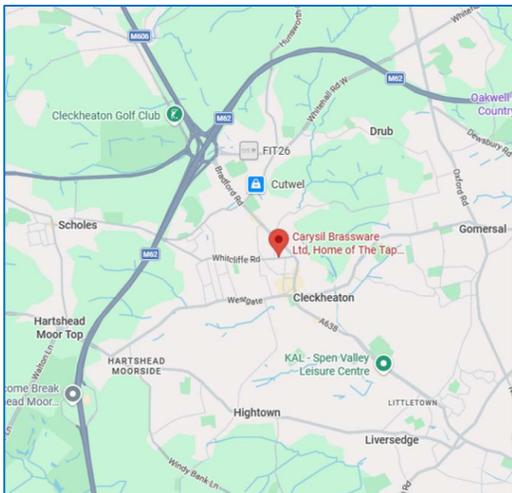
The property has been sympathetically renovated to a high standard and provides characterful accommodation within a multi-occupied office setting.

The office suite is positioned to the front of the building accessed off the main entrance and is suitable for a small business or new business start-up.

The accommodation extends to 26.77m<sup>2</sup> (288ft<sup>2</sup>).

## LOCATION

The property is positioned on the edge of Cleckheaton town centre accessible for local amenities and a short distance from the main Bradford Road which connects Cleckheaton with Junction 26 of the M62 motorway network at Chain Bar.



## ACCOMMODATION

GROUND FLOOR  
Office Suite 26.77m<sup>2</sup> (288ft<sup>2</sup>)

## OUTSIDE

On-street car parking available nearby..

## RENT

£450 pcm (Including utilities).

## SERVICES

The rent includes water and buildings insurance, however the tenant will be responsible for electric and gas which is recharged by the landlord via a service charge. The tenant will also be responsible for business rates.

## RATEABLE VALUE (From 1<sup>st</sup> April 2026)

TBA

## REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

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## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective internal repairing and insuring terms. The landlord will be responsible for the communal areas and the structure of the building. The tenant will be responsible for maintenance within their demise.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

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

**EPC ASSET RATING: D Rating**

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## 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 insitu 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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