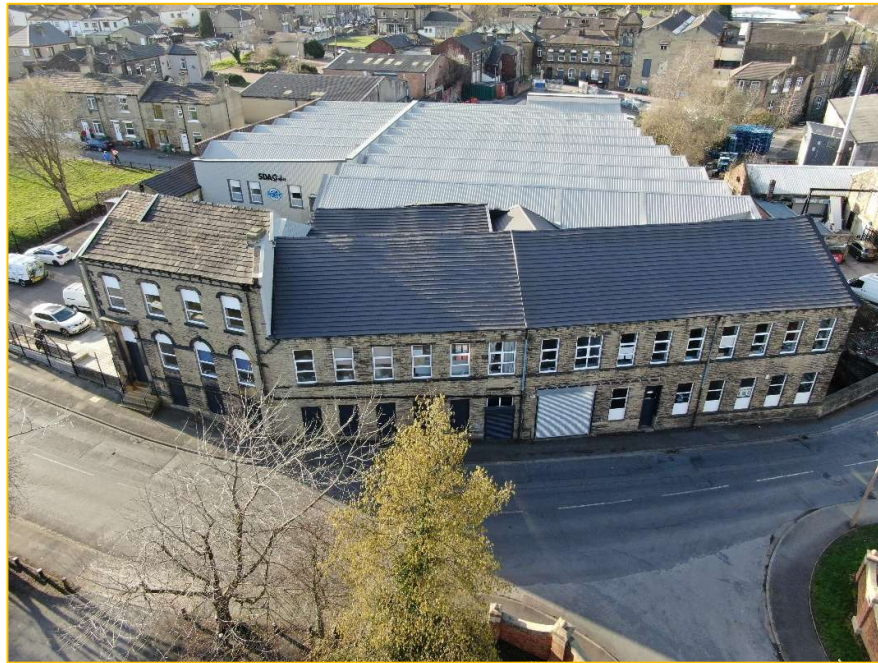


**Acorn Business Centre
Balme Road
Cleckheaton BD19 4EZ**

**Rent:
On Application**



OFFICES/WORKSPACES

100ft² to 800ft²

- Refurbished to a modern specification
- Within half a mile of Junction 26 of the M62 motorway at Chainbar
- Easy access to Leeds, Bradford and Huddersfield
- Flexible agreements considered

DESCRIPTION

The office occupies the upper level of two adjoining buildings, positioned fronting onto Balme Road on the outskirts of Cleckheaton.

The offices refurbished and modernized to provide good quality serviced accommodation with central reception and break out areas.

The available offices are finished to have modern LED lighting, electric energy efficient heating and intercom entry system.

The business centre has good on site car parking and is within easy reach of all amenities offered by Cleckheaton town centre.

LOCATION

The property is positioned off the main Bradford Road, A638 between Balme Road and Law Street. It is well positioned, approximately 0.5 miles to the northwest of Cleckheaton town centre and a similar distance from Junction 26 of the M62 motorway network at Chain Bar.

Balme Road is a turning to the northwest of Bradford Road, with the majority of land use along this side of Bradford Road being commercial in nature.

This is a well-established and popular location for office use, due to its accessibility for the motorway and ease by which the major city of Leeds can be accessed, as well as surrounding areas of Bradford, Huddersfield and the Heavy Woollen districts.

ACCOMMODATION AND RENTS

Office	SQM	SQFT	
18	12.6	135.63	LET
19	19.6	210.97	LET
20 & 21	38.55	415.00	LET
22	36.74	395.47	LET
23	30.6	330.00	LET
24	68.8	740.34	LET
25	51.9	558.65	LET
26	21.0	226.00	Available
28	22.85	246.00	LET
30	63.8	686.74	LET
32	71.05	764.78	Available 0109/25

RATEABLE VALUES

Office	Rateable Value
18	£950
19	£1,475
20 & 21	£2,950
22	£2,800
23	£2,325
24	£4,500
25	£3,800
26	£3,300
28	£1,150
30	£4,400
32	£2,800



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UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the sole Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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.

LEASE TERMS

The property is offered by way of a new lease for a minimum term of 12 months subject to paying a month's rent in advance and a 2 month's rent deposit. The rents are quoted inclusive of water and service charge contributions. Tenants are responsible for repairing and decorating their own office and general upkeep throughout their occupation, in addition to cleaning. The landlord will repair and maintain the common areas including communal kitchens and toilet areas. Each unit has their own independent electricity supply, which is the tenants responsibility.

LEGAL COSTS

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

VAT

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

EPC ASSET RATING

Subject to reassessment



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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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