

## Building 2

93 Birds Royd Lane, Brighouse, West Yorkshire, HD6 1NG



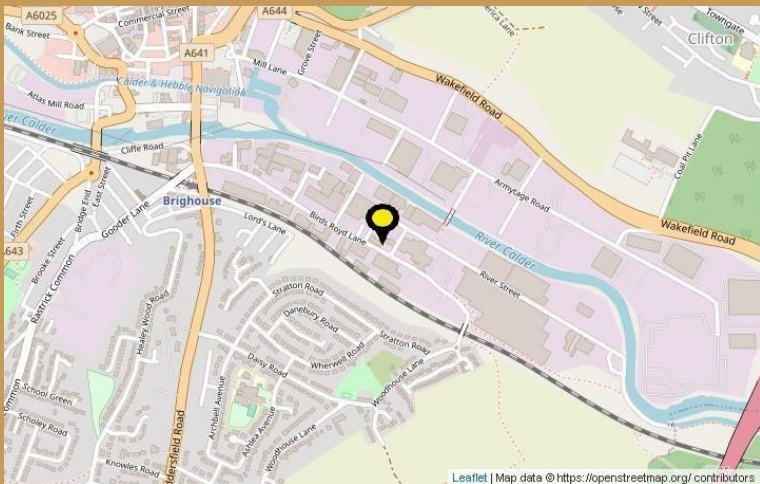
**Size:** 14,825 ft<sup>2</sup> (1,377.24 ft<sup>2</sup>)

**Rent:** £98,500 per annum exclusive

**Refurbished factory/warehouse with  
secure yard**

- Modern industrial factory/warehouse with integral offices
- Substantial 3 Phase electricity supply
- Good links to junction 25 M62
- Rateable Value: £63,000 RV
- EPC Rating: D (90)
- Sat Nav Postcode: HD6 1NG

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## Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



## Location

The property is located on the well-established Birds Royd Lane Industrial Estate, approximately half a mile to the south east of Brighouse town centre and being within 2 miles of junction 25 M62.

## Description

The property comprises a refurbished industrial unit constructed in the 1980's, of single storey steel portal frame construction with brickwork cladding and insulated metal profile sheeting to eaves of approximately 17 feet (5.30m) beneath a pitched roof incorporating translucent rooflights.

Integral single storey office and toilet accommodation with mezzanine stores over. Appointed with concrete floors and two ground level roller shutter loading doors.

On site car parking within secure service yard with HGV circulation.

## Accommodation

| Floor     | Description                | Approx ft <sup>2</sup> (m <sup>2</sup> )          |
|-----------|----------------------------|---------------------------------------------------|
| Ground    | Warehouse/workshop/offices | 14,217 ft <sup>2</sup> (1,320.76 m <sup>2</sup> ) |
| Mezzanine | Stores                     | 608 ft <sup>2</sup> (56.48 m <sup>2</sup> )       |
| TOTAL     |                            | 14,825 ft <sup>2</sup> (1,377.24 m <sup>2</sup> ) |

## Terms

Leasehold: £98,500 per annum exclusive

Available on a new tenant's full repairing and insuring lease in increments of 5 years with 5 yearly rent reviews.

## Rateable Value

The 2023 Rating List assessment:  
Factory & premises £63,000 Rateable Value  
The Uniform Business Rate for 2024/2025 is 54.6p in the £.

## EPC Rating

The EPC rating is: D(90)

## VAT Status

VAT is payable on rent and buildings insurance.

## Legal Costs

The tenant is to pay the landlord's legal costs incurred in the transaction.

## Viewings

By prior appointment, contact:  
Jason Metcalfe  
Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)

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