

Unit 2 Heywoods Industrial Park

Birds Royd Lane, Brighouse, West Yorkshire, HD6 1NA



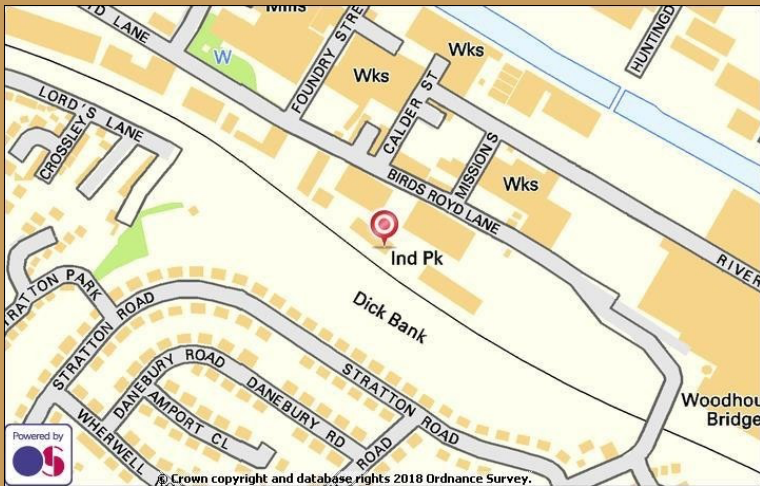
Size: 11,437 ft² (1,062.50 m²)

Rent: £90,000 per annum exclusive

**Modern Industrial/Warehouse Unit with
10T travelling crane**

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- Eaves approximately 6.68m (22ft)
 - Shared service yard
 - Good access to Jct 25 M62
 - Rateable Value: £64,000 RV
 - EPC Rating: C (73)
 - Sat Nav Postcode: HD6 1NA

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metcalfecommercial.co.uk



Planning

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



Location

The property is located on Heywoods Industrial Park, a continuation of the Birds Royd Lane industrial estate. Located approximately half a mile to the south of Brighouse town centre and approximately 2 miles from Junction 25 M62.

Description

The unit comprises a modern single storey industrial/warehouse unit of steel portal frame construction, with stone and insulated metal profile sheeting to an eaves height of approximately 6.68m (22ft) beneath a pitched insulated metal profile sheet roof incorporating translucent roof lights.

Internally, benefitting from concrete floor and 2no. roller shutter loading doors (approximately 5.48m high). Harold Potter SWL 10 Tonne capacity travelling crane.

Good quality integral two storey offices with toilet and kitchen facilities.

External service yard and 20no. car parking spaces.

Accommodation

Floor	Description	Approx ft ² (m ²)
First Floor	Offices	1,097 ft ² (101.91 m ²)
Ground Floor		
Floor	Offices	1,097 ft ² (101.91 m ²)
Ground Floor	Works/Warehouse	9,243 ft ² (858.67 m ²)
TOTAL		11,437 ft ² (1,062.50 m ²)

Terms

Leasehold: £90,000 per annum exclusive

Available on a new tenant's full repairing and insuring lease in 5 yearly increments, plus site service charge, and 5 yearly rent reviews.

Rateable Value

Warehouse and Premises: £64,000 RV
The Small Business Uniform Business Rate for 2026/2027 is 48.0 pence in the £ ignoring transitional relief.

EPC Rating

The EPC rating for this property is: C (73)

VAT Status

Rent, buildings insurance and service charge is subject to the addition of VAT.

Legal Costs

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

Viewings

By prior appointment with the sole agent, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk



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