

# SUPERB SELF-CONTAINED OFFICE TO LET

**Vickers**  
carnley

**LAST ONE  
REMAINING**



## UNIT 1, MIDGLEY BUSINESS PARK, MIDGLEY, WF4 4JJ

- 882 Sq Ft
- £15,000 per annum
- Ground & first floor
- Ample on site car parking
- Kitchen & Wc facilities in each room
- Close to junction 38 and 39 of the M1 motorway





## DESCRIPTION

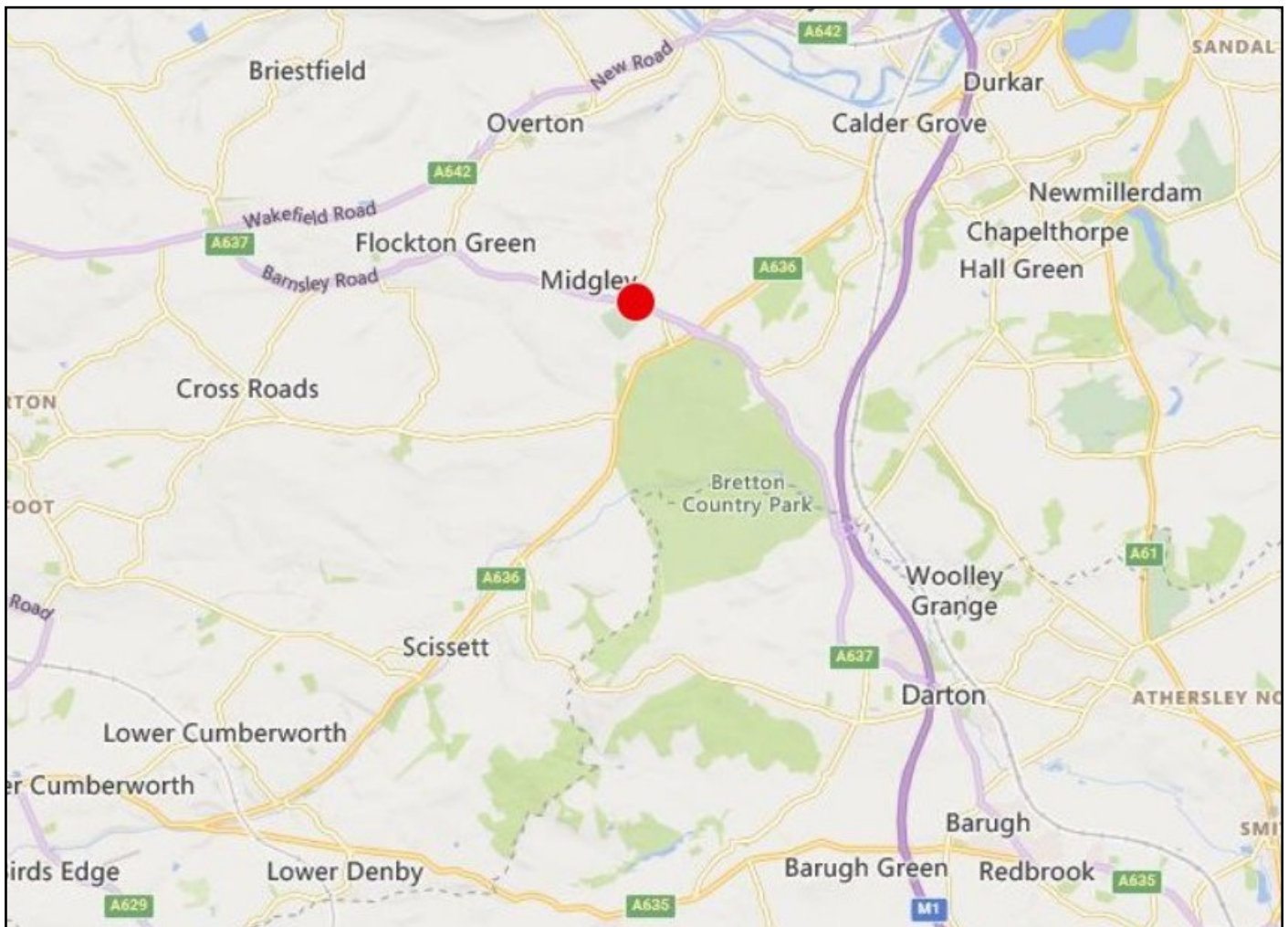
A rare opportunity has arisen to let the last available unit at the recently renovated Midgley Business Park. This self contained 2 storey office building provides ample office space along with modern kitchen and Wc facilities to each room.

The property includes 4 allocated car parking spaces located directly opposite the building along with ample overflow car parking on site.

This is a great opportunity for any business looking to be located in a picturesque location and close to the M1 motorway. The premises would suit a variety of uses such as offices or clinic subject to landlord approval.

## LOCATION

Midgley Business Park is situated in the picturesque grounds of Midgley Motel & Golf Course. The site is located directly off the A637 (Bar Lane) and is just a short drive away from Wakefield, Barnsley and Huddersfield town centre, Yorkshire Sculpture Park and junctions 38 & 39 of the M1 motorway.



## ACCOMMODATION

### Ground Floor:

Front left office - 14ft x 12ft = 168 sq ft

Store- 6ft 6in x 5ft 4in = 35 sq ft

Kitchen- 6ft 6in x 5ft 4in = 35 sq ft

plus Wc

Front right office- 14ft x 12ft = 168 sq ft

Store- 6ft 6in x 5ft 4in = 35 sq ft

Kitchen- 6ft 6in x 5ft 4in = 35 sq ft

plus Wc

### First Floor:

Front left office - 14ft x 12ft = 168 sq ft

Store- 6ft 6in x 5ft 4in = 35 sq ft

Kitchen- 6ft 6in x 5ft 4in = 35 sq ft

plus Wc

Front right office- 14ft x 12ft = 168 sq ft

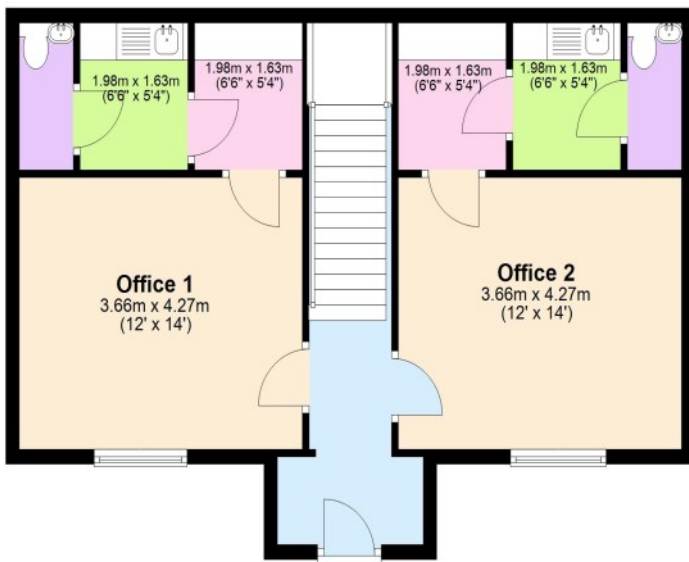
Store- 6ft 6in x 5ft 4in = 35 sq ft

Kitchen- 6ft 6in x 5ft 4in = 35 sq ft

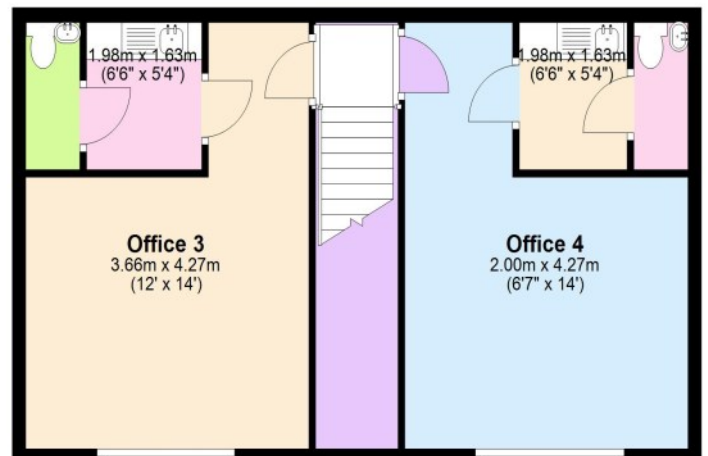
plus Wc

**Total Net internal Area- 882 sq ft (81.92 sq m)**

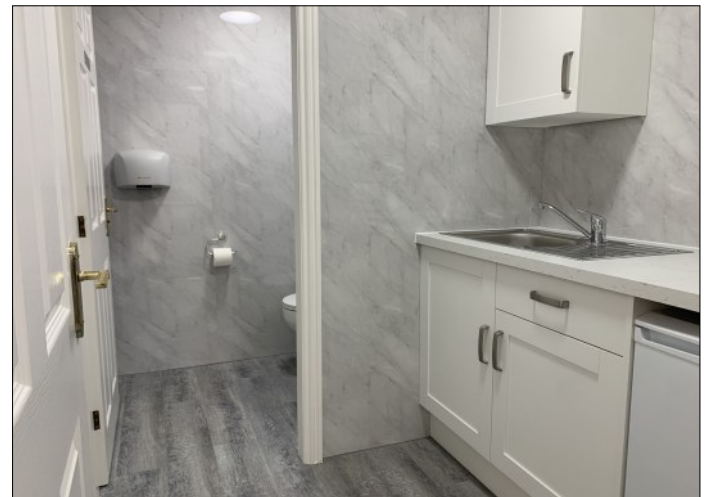
Ground Floor



First Floor







SUMMARY

LEASE	The premise are offered by way of an Effective Full Repairing and Insuring lease by way of a service charge.
RENT	£15,000 per annum
SERVICE CHARGE	£1,200.00 per annum.
RATEABLE VALUE	£9,200
SMALL BUSINESS RATES RELIEF	To be confirmed. For more information please contact the local authority on 01977 727121.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be assessed

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created July 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.