

ATTRACTIVE DETACHED OFFICE WITH PARKING SUITABLE FOR A VARIETY OF USES

TO LET



MITRE HOUSE, KIRKGATE, BIRSTALL, BATLEY
WF17 9HE

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BTG
Eddisons

Mitre House, Kirkgate, Birstall

Batley, WF17 9HE



Tenure

To Let



Property Type

Office



Rental

POA



Size

260.22 sq m (2,800 sq ft)



Location

Birstall, WF17 9HE



Property ID

731.4646a (1233282)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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01274 734101

Property

The premises comprise of an attractive detached two storey stone built building under a pitched slate roof.

Internally, the property consists of both open plan and private office suites as well as staff/WC facilities. The premises benefit from carpeted flooring, painted and plastered walls, LED lighting and good natural light throughout.

The property is a well maintained, multi purpose commercial building with a strong local presence. The premises further benefits from high visibility frontage with secure access.

Externally, the property benefits from on site parking.

Area	m ²	ft ²
Total GIA	260.22	2,800

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

The unit will require reassessing upon occupation.

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

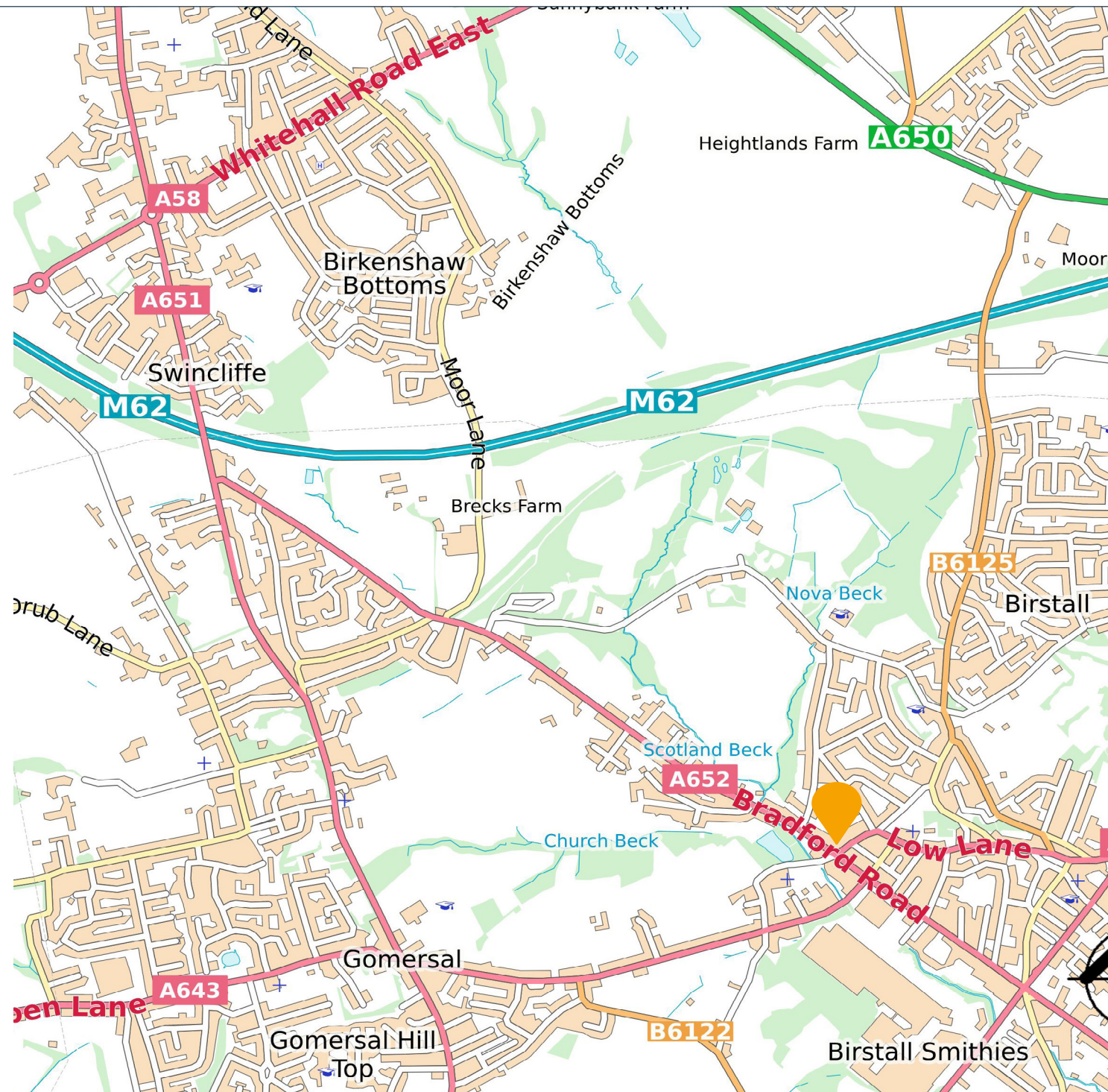
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is conveniently located on Kirkgate (A643), just off Bradford Road (A652) which is one of the main arterial routes leading to Birstall.

The premises lies approximately ½ mile away from the prominent main road intersection of Huddersfield/Gelderd Road (A62) and Leeds Road (A643) and the well known Six Lanes End junction.

The surrounding area is a mix of commercial and residential occupiers.





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