

TO LET

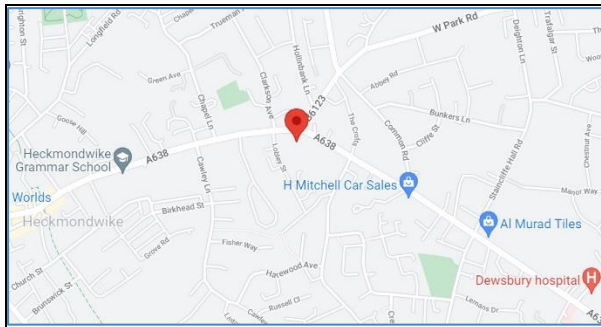
**PROMINENT SHOWROOM / TRADE COUNTER,
OFFICES & STORES**



**UNIT 2, TORNADO HOUSE, HIGH
STREET, HECKMONDWIKE,
WF16 0DL**

- 6,425 sq ft (597 sq m)
- Prominently fronting main A638
- Onsite parking





LOCATION

The property is prominently located fronting the intersection of the A638 High Street / Halifax Road. The premises are only ½ mile to the east of Heckmondwike town centre with Dewsbury town centre being only 2 miles to the south east.

DESCRIPTION

The property comprises a three storey, part stone, part brick mill building under a pitched slate roof with a two storey extension to the rear. The first and second floors are fitted out as showroom and office accommodation with works / stores to the ground floor with roller shutter door access. Externally a large tarmac yard area provides onsite car parking.

TERMS

The premises are available by way of a new lease at an initial rental of £30,000 per annum exclusive.

Subject to Contract

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice to Gross Internal Area:

Description	Sq m	Sq ft
Ground Floor works, 1 st & 2 nd Floor showroom / offices	596.90	6,425
TOTAL	596.90	6,425

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that the current Rateable Value is £13,750.

CONTACT

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