



holroyd miller

Commercial



TO LET

FIRST FLOOR OFFICE SUITE.

**DOUGLAS HOUSE, RIPLEY DRIVE, NORMANTON INDUSTRIAL ESTATE,
NORMANTON, WF6 1QT**

A SUITE OF FIRST FLOOR OFFICES AMOUNTING TO 140.1M² / 1508FT² LOCATED ON A POPULAR AND WELL POSITIONED INDUSTRIAL ESTATE. THE OFFICES SHARE A GROUND FLOOR ENTRANCE BUT ARE OTHERWISE SELF CONTAINED WITH EXCLUSIVE KITCHEN AND TOILET FACILITIES.

RENT £12,500 PA

01924 299494

DESCRIPTION

A suite of offices together with ancillary storage, kitchen and bathroom facilities amounting to 140.1m² / 1508ft². The offices have electric heating and share a ground floor entrance with the landlord but are otherwise self contained. There is unrestricted on-street car parking available on Ripley Drive and some off-street parking may be available by way of separate negotiation if required.

LOCATION

Normanton Industrial Estate is a well established collection of Industrial and Commercial premises which, together with Wakefield Europort, wrap around Junction 31 of the M62 midway between Wakefield and Pontefract less than 5 miles from the intersection with the A1M. The Offices are located at first floor within a larger industrial unit situated at the junction of Ripley Drive with Ripley Close. The property is within the Wakefield Metropolitan District and Wakefield City Centre is approximately 7 miles south west with the smaller local centre of Normanton less than a mile in the same direction.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
GROUND FLOOR		
Entrance	Spacious shared entrance with open stairs to offices.	
FIRST FLOOR		
Kitchen	With range of fitted units	10.4m ² /112ft ²
Office 1	Private office to front	13.8m ² /149ft ²
Office 2	General office to front	35.7m ² /384ft ²
Store/Office	Off the general office, could be used for storage of office.	19.2m ² /207ft ²
Office 3	Private office to front	10.6m ² /114ft ²
Office 4	General office to rear	29.1m ² /313ft ²
Shower/WC	Shower, WC and basin	
Office 5	Private office to rear	21.3m ² /229ft ²
NET AREA		140.1m²/1508ft²

BUSINESS RATES

The larger property of which the offices form part is presently rated as one and the landlord will charge back the rates payable in respect of the office suite. It may, dependent on the status of the prospective tenant, be more cost effective to split the rating assessment so the tenant can benefit from small business rates relief and possible reduced liability or total exemption. This is open to discussion.

Properties with a rateable value below £12,000 are presently eligible for 100% rate relief subject to the status of the occupier. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

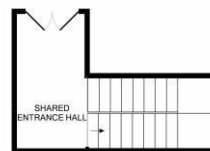
The offices are available on a new lease for a minimum term of 1 years at an initial rent of £12,500 pa. The tenant will be required to keep the interior of the offices in good repair and condition.

LEGAL COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of any Lease agreement.

SERVICE CHARGE

There is a service charge which covers, electricity, water, cleaning of common parts, rates, and buildings insurance.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

By prior telephone appointment through the agents.
Contact: Lucy Hicken : Tel 01924 299494
Email Lucyh@holroydmiller.co.uk

ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of D/85.
A copy of the certificate is available on request.



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