

To Let



On behalf of AD
Rodger & AD
Foster

Office Accommodation

40 Station Road,
Batley, WF17
5SU



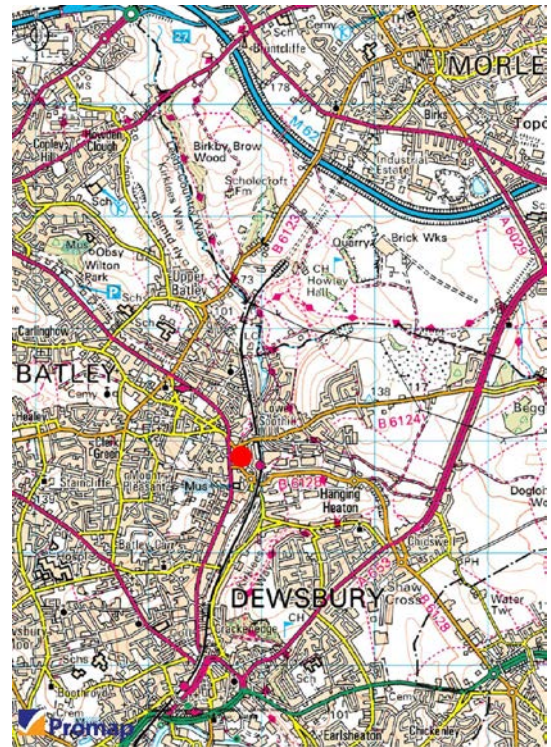
- A Grade II listed three storey office building extending to a total of 498 sq m (5,320 sq ft) NIA
- Situated immediately adjacent Batley Railway Station
- 0.5 miles south east of Batley Town Centre
- Available in its entirety or as individual suites
- All offers are invited

Ref: 8532

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Location

The property is located on the south west side of Station Road close to its junction with Spur Street approximately 0.5 miles south east of Batley Town Centre and immediately adjacent Batley Railway Station. The property benefits from good transport links with the A652 Bradford Road situated 250m north providing direct access to Dewsbury Town Centre and junction 27 of the M62 whilst junction 40 of the M1 is situated 4 miles east of the property. The surrounding area consists of similar former mills converted to provide offices, warehousing and residential accommodation.



Planning

Planning permission for a change of use from a warehouse to offices B1 was granted 01 October 2003 (application number 2003/62/93400/E1)

Listed Building consent for a change of use and alterations of textile warehouses to offices was granted 04 November 2003 (application number 2003/65/93401/E1). Please direct all further queries to Kirlees Council.

Business Rates

We understand that the aggregate rateable value for 40 Station Road is £24,550. Interested parties are advised to confirm the above figures with Kirklees Council.

VAT

The property is not subject to an option to tax and VAT will not be payable on rent.

For further information or an appointment to view please contact either:

James McLaughlin
james.mclaughlin@gva.co.uk

0113 292 5500

Description

The property comprises a three storey Grade II Listed building of stone construction with timber frame sliding sash windows surmounted by a pitched slate roof. Internally the property provides self-contained office units arranged over 3 floors. The offices are accessed via a communal staircase and each floor benefits from separate kitchen and washroom facilities. We have undertaken a measured survey of the property on a Net Internal Area basis. The areas quoted below are indicative only. The property has an EPC rating of 87 D. A full copy EPC is available upon request.

Accommodation

Floor	Accommodation	Area sq m	Area sq ft
Ground	Office	129	1,389
First	Office	130	1,399
Second	Office	130	1,399
Lower Ground	Storage	109	1,173
Total		498	5,360

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