

**SINGLE STOREY INDUSTRIAL PREMISES
201M² (2,162 SQ. FT.)
PLUS MEZZANINE 77M² (830 SQ. FT.)
UNIT 1 SYKES STREET
CLECKHEATON**



- Situated on the periphery of Cleckheaton town centre.
- Electrically operated metal roller shutter loading door.

TO LET £15,000 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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201M² (2,162 SQ. FT.)
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1. LOCATION:

The premises are situated on Sykes Street, which is situated off Westgate (A643) on the periphery of Cleckheaton town centre. The property is situated in a mixed use area, with Sykes Street providing residential and commercial properties. Various retailers are situated in nearby Cleckheaton town centre.

2. GENERAL DESCRIPTION:

The premises provide a single storey industrial unit, within which a mezzanine floor has been installed. The property is constructed in brick and has a double pitched roof covered in plastic coated steel sheeting incorporating skylights. Access is provided from Sykes Street by an electrically operated roller shutter loading door, adjacent to which there is a sliding loading door with an inset pedestrian door and an external shutter.

The premises provide a workshop at ground level with a painted concrete floor and LED lighting. Partitioned out of this area is a WC and office. The mezzanine provides stores and an office.

3. ACCOMMODATION:

The premises have the following approximate gross internal floor areas:

Ground Floor	200.85m ² (2,162 sq. ft.)
Mezzanine	77.11m ² (830 sq. ft.)
TOTAL GROSS INTERNAL FLOOR AREA	277.96M² (2,992 SQ. FT.)

4. RATING:

The rating authority is Kirklees Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £11,500 (Warehouse and Premises).

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a rent of £15,000 per annum, exclusive of rates and other outgoings and payable quarterly in advance.

The tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The property has an Energy Rating of D (96).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 7 July 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.