



## Mission Works, Birds Royd Lane, Brighouse, HD6 1LQ

**Self contained industrial premises, available immediately**  
**9,632 sq ft (894.84 sq m)**

- Large yard and parking areas
- Immediately available
- Excellent condition throughout
- Offices / workshop space
- X2 ground level loading doors
- Fantastic location

### Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 9,632 sq ft                        |
| Business Rates | N/A                                |
| Service Charge | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E                                  |

### Description

The property comprises a modern industrial unit with two storey offices. Externally the unit has ample vehicle parking spaces and loading areas.

Specification:

- X2 level loading doors
- LED lighting
- Steel portal frame construction
- Solid floor
- Office and workshop space

### Location

The property is located on Birds Royd Lane within the centre of Brighouse. Providing connections to J25 of the M62 via Wakefield Road (A644). Mission Works provides excellent access to Brighouse Railway Station, which is less than 200ft away. Connecting the property to Leeds, Manchester and Newcastle. Local occupiers within the surrounding area include Sainsburys, Screwfix and Aldi.

### Accommodation

The accommodation comprises the following areas:

| Name                       | sq ft        | sq m          | Availability |
|----------------------------|--------------|---------------|--------------|
| Unit - Industrial          | 6,587        | 611.95        | Available    |
| Unit - Ground Floor Office | 1,546        | 143.63        | Available    |
| Unit - First Floor Office  | 1,499        | 139.26        | Available    |
| <b>Total</b>               | <b>9,632</b> | <b>894.84</b> |              |

### Viewings

Are via the sole agents DHP.

### Terms

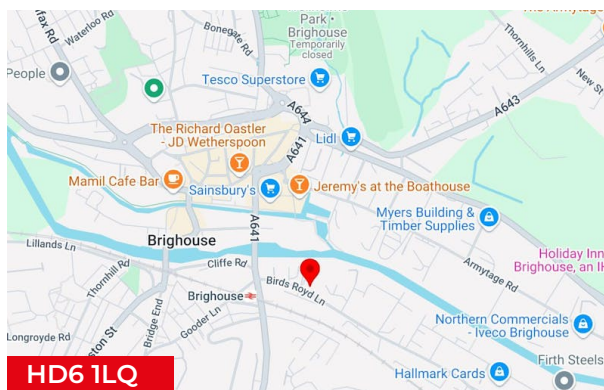
The property is available either via assignment/sublet of an existing lease expiring in October 2027, or a new lease directly with the landlord on terms to be agreed.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

### Legal fees

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



### Viewing & Further Information



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