



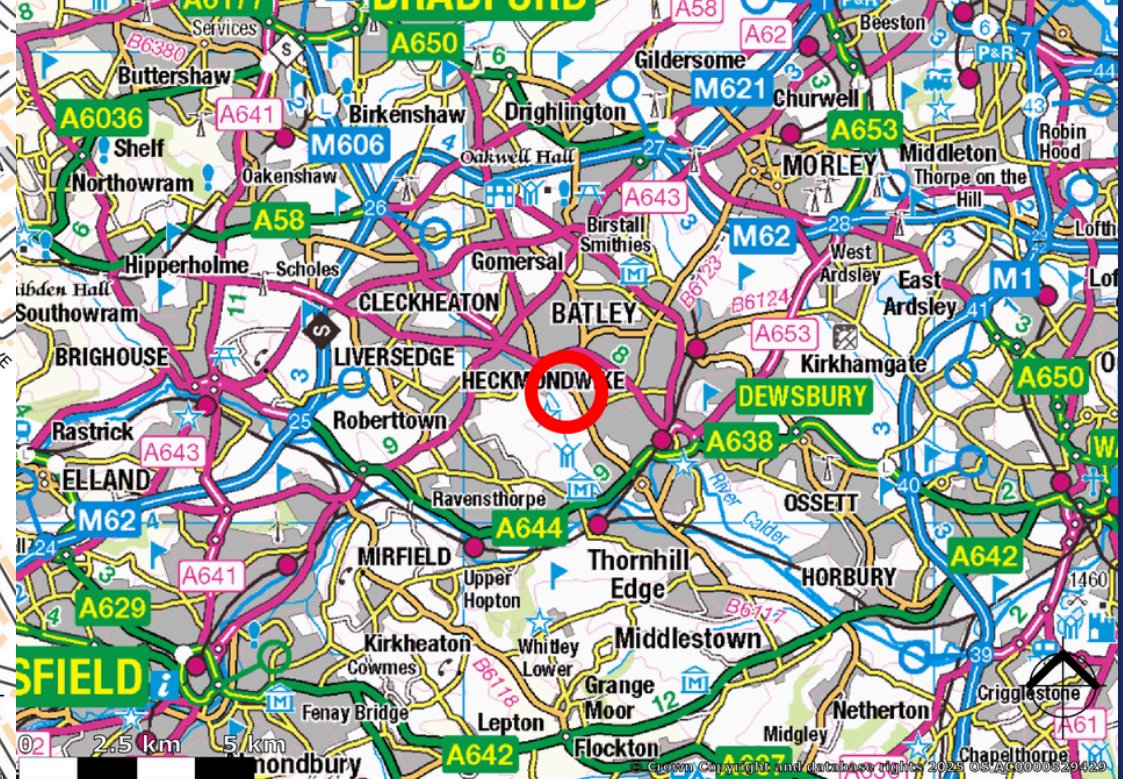
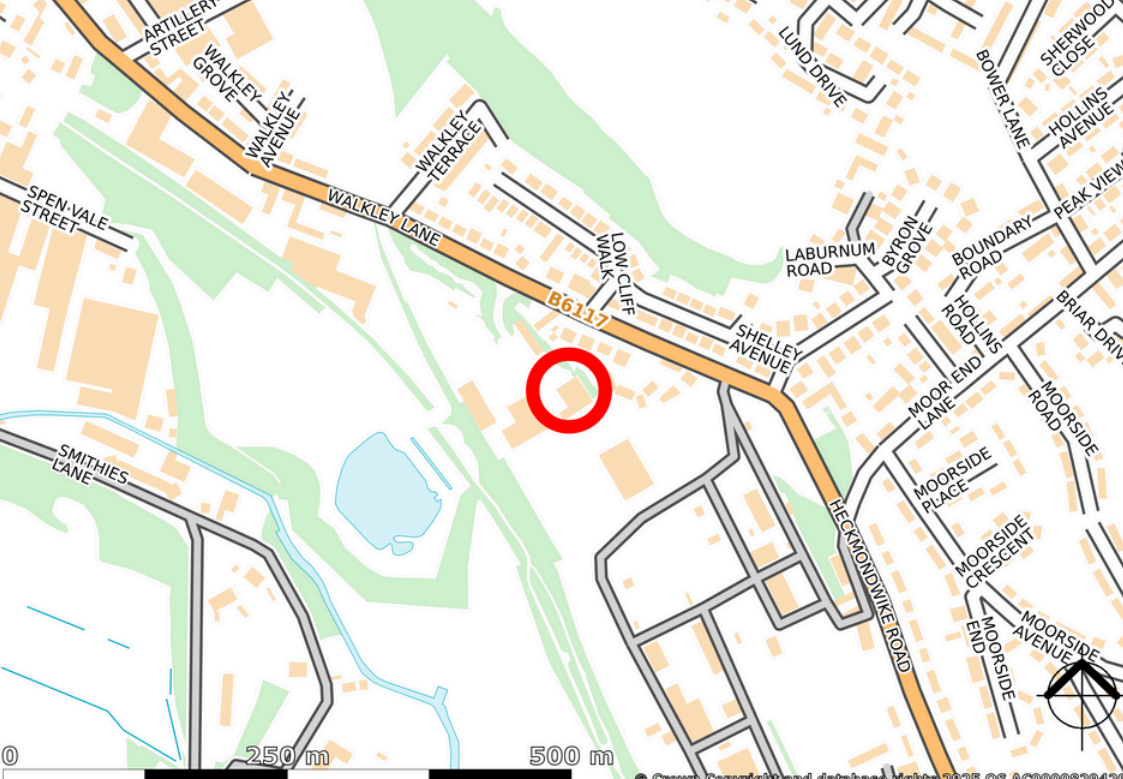
FOR SALE

6,149 sq ft (571.3 sq m) on 0.405 acres (0.164 ha)

Unit 1, Walkley Lane, Heckmondwike, West Yorkshire, WF16 0PG



Sanderson
Weatherall



Location

The property is situated within a private industrial estate accessible directly off Walkley Lane (B6117).

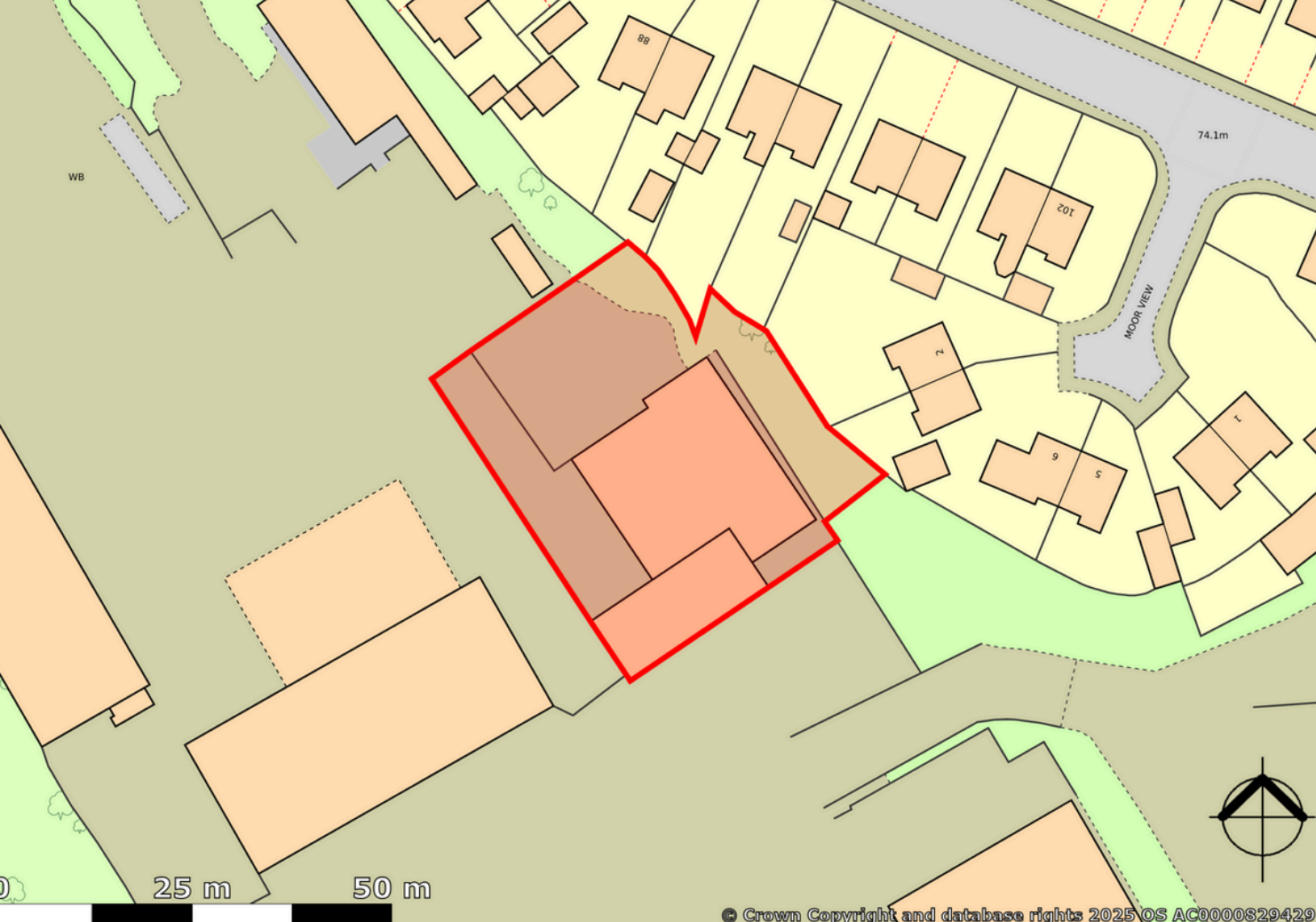
The property benefits from excellent access to the regional motorway network, with Junction 26 of the M62 approximately 3 miles to the north. Heckmondwike town centre is less than 1 mile away, while Dewsbury is around 3 miles, Bradford 7 miles, Leeds 10 miles, and Huddersfield 8 miles.

The surrounding area is home to a range of industrial and trade occupiers, making it a strategic location for manufacturing, storage, or distribution use.

Rateable Value

Address	Description	Rateable Value
Unit 1, Walkley Lane, Heckmondwike, West Yorkshire, WF16 0PG	Warehouse and Premises	£27,750

EPC
TBC



Description

The property comprises a modern single-storey industrial/trade counter unit of steel portal frame construction with part brick and part profile metal clad elevations beneath a pitched insulated roof.

Internally, the unit provides warehouse/tradecounter accommodation with excellent natural light via translucent roof panels, strip lighting, and a concrete floor. The space includes high-level racking, 2 roller shutter loading doors to the front, and pedestrian access. Eaves heights range from 2.9 to 3.5 metres. The property benefits from a wood pellet biomass boiler.

Externally, the property benefits from a generous concrete forecourt providing dedicated customer parking and a secure gated yard area providing access to the unit.

Accommodation

The unit extends to a Gross Internal Area of 517.3 sq M (6,149 sq ft). In addition, there is mezzanine space extending to 44.74 sq M (482 sq ft).





Guide Price

£550,000

VAT & Costs

All guide prices are exclusive of VAT. Each party is to be responsible for their own cost in the transaction.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

For further information or to arrange a viewing, please contact the sole selling agents:

Jonathon White

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jonathon.white@sw.co.uk

Jay Dhesi

07518 250 500

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