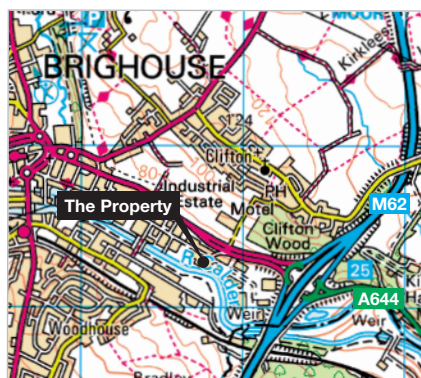


# Brighouse Unit 3 Armytage Road HD6 1QF

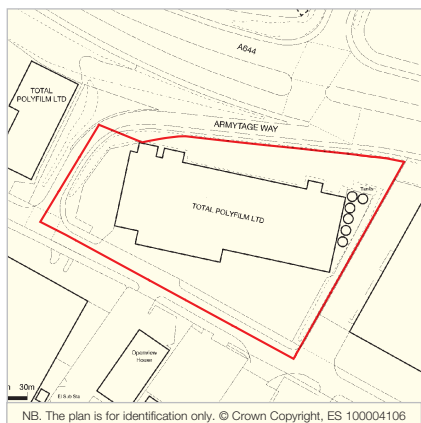
- **Virtual Freehold Industrial Investment**
- Entirely let to Total Polyfilm Limited until 2025 (no breaks) with guarantee
- Situated within an established industrial location close to Junction 25 of the M62 Motorway
- Comprising a total of 3,192.35 sq m (34,363 sq ft)
- Site area of approximately 0.78 hectares (1.92 acres)
- Current Gross Rent Reserved

**£157,200 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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## Tenure

Long Leasehold. Held for a term of 999 years from 29th September 2006 (thus having some 988 years unexpired) at a peppercorn rent.

## Location

Brighouse is a popular town situated some 13 miles south-west of Leeds, 4 miles north of Huddersfield and 1 mile west of Junction 25 of the M62 Motorway.

The property is located on Armytage Road in the centre of the established Armytage Road Industrial Estate. Occupiers within the estate and close by include Total Polyfilm Ltd occupying the adjacent unit west of Armytage Way, British Car Auctions, Biffa Bins, Screwfix, Hallmark and Myers Building Supplies amongst others.

## Description

The property is arranged on ground and one upper floor to provide a workshop/warehouse/production area, offices and staff ancillary accommodation on ground floor with further offices at first floor level. Externally, the property provides a hard surface yard at the front and rear, which is currently used for parking and storage. The property occupies a site area of 0.78 hectares (1.92 acres).

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>2,988.05 sq m</b>	<b>(32,164 sq ft)</b>
<b>First Floor</b>	<b>204.30 sq m</b>	<b>(2,199 sq ft)</b>
<b>Total</b>	<b>3,192.35 sq m</b>	<b>(34,363 sq ft)</b>

## Tenancy

The entire property is at present let to TOTAL POLYFILM LIMITED by way of an original and reversionary lease for a term of approximately 19 years from 29th September 2006 expiring on 24th December 2025 at a current rent of £157,200 per annum. The lease provides for a rent review on 29th September 2021 and contains full repairing and insuring covenants, subject to a schedule of condition. The lease is guaranteed by Total Polyfilm (Holdings) Limited.

## Tenant Information

Website Address: [www.polyfilm.com](http://www.polyfilm.com)

## VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Mark Menhennet, Chadbourne and Parke LLP. Tel: 0207 337 8176 e-mail: [mmenhennet@chadbourne.com](mailto:mmenhennet@chadbourne.com)



