



Michael Steel & Co  
PROPERTY CONSULTANTS

**Due to relocation & expansion**



**FOR SALE**

## **INDUSTRIAL/FACTORY COMPLEX WITH GOOD OFFICE SPACE**

**CRESCENT WORKS, MEADOW LANE, DEWSBURY,  
WEST YORKSHIRE, WF13 2BE**

3,055 m<sup>2</sup> (32,882 sq ft) on 1.13 acres



- Principally single storey factory/industrial premises with offices to the front
- Located just off A652 Bradford Road and A638 Halifax Road only half a mile from Dewsbury town centre
- Potential redevelopment opportunity (subject to planning)

*Available early 2014*

**0113 2348999**

**Location**

The property is located on the western side of Meadow Lane between its junctions with Hartley Street and Carlton Road. Carlton Road gives access to both the Bradford Road (A652) and the Halifax Road (A638).

Bradford Road continues to be one of the principal arterial routes serving the north Kirklees area and provides good access to the motorway network including junctions 27 and 28 of the M62 and junction 40 of the M1.



**Description**

Crescent Works comprises an industrial complex created by a number of interconnected factory and warehouse buildings built during the 20<sup>th</sup> century.

The premises are predominantly single storey although there is an element of first floor space together with a small mezzanine area. The principal office accommodation is within a single storey brick extension with a flat felted roof and partly within a steel framed warehouse clad with cement fibre sheeting. This building has florescent lighting throughout and the warehouse is 2.8m to eaves and 4.7m to apex.

Attached to this building is a brick built workshop beneath a fibre sheet covered roof. There is also a part first floor area which includes canteen and further workspace. The ground floor has been divided into three principal work space areas and is 3.15m to the underside of the steel roof trusses. Ambi-radd and Powermatic heaters are installed. Two small extensions are added to the side incorporating further workspace and toilet accommodation.

At the rear of the site and attached to the main brick building is a single storey steel portal framed warehouse clad with metal sheeting to walls and roof and incorporating translucent panels in the roof. The internal walls are concrete block and are built to an eaves height of 4.94m. There is an Ambi-radd heater installed and high intensity sodium lighting.

Electric gates gain access to the side yard area which currently house steel containers. There are parking spaces for staff and visitors to the front.

**Total Site Area** 0.456 ha (1.126 acres) or thereabouts

Accommodation	m <sup>2</sup>	(Sq ft)
<b>Building 1</b>		
Offices	220.10	(2,369)
Warehouse	279.98	(3,014)
Mezzanine	70.18	(755)
<b>Building 2</b>		
Workshop	735.92	(7,921)
Warehouse	186.92	(2,012)
Wood Shop	332.97	(3,584)
Polishing Area	46.46	(500)
<b>First Floor</b>		
Canteen	44.37	(478)
Workspace	666.72	(7,176)
Warehouse	471.23	(5,072)
<b>Gross Internal Floor Area</b>	<b>3,054.85</b>	<b>(32,881)</b>

A not to scale site layout plan is available upon request.

**Services**

We are advised that Crescent Works benefits from mains water, sewer drainage, gas and 3 phase electricity. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

**Rating**

We are informed through our enquiries of the Valuation Office website the premises are assessed as Factory & premises RV £38,250.

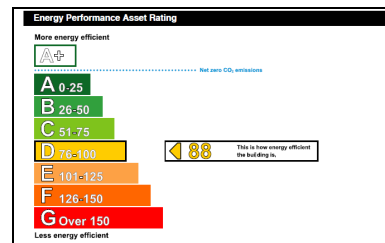
The National Uniform Business Rate for 2013/14 is 47.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

**Planning**

We are advised the premises benefit from their long established industrial use although the site could be suitable for alternative uses including comprehensive redevelopment (subject to requisite planning).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

**Energy Performance Certificate**



**Price**

Seeking offers are invited in the region of £595,000

**VAT**

The price is quoted exclusive of VAT and VAT to be charged at the appropriate rate if applicable.

**Viewing/Enquiries**

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Richard Barker

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**Our Ref: 1635/A/M**  
**October 2013**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.