



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

COST EFFECTIVE FIRST FLOOR OFFICE/COMMERCIAL SPACE

**29 FOUNDRY STREET, DEWSBURY,
WEST YORKSHIRE, WF13 1QQ**

142m² (1,524 sq ft)



- Predominantly open plan cost effective first floor office space
- Potentially suitable for a variety of retail/showroom/commercial and/or office uses (subject to requisite planning)
- Conveniently located within Dewsbury town centre directly opposite the Covered Market and ***immediately available for occupation***

0113 2348999

Location

The property is situated on Foundry Street within Dewsbury town centre close to the pedestrianised Market Place and directly opposite Dewsbury covered market.

Dewsbury continues to be the principal town within the North Kirklees/Heavy Woollen area and the town centre is being regenerated within the new Kirklees College facility.

Description

29 Foundry Street comprises a vacant first floor office suite with ancillary facilities including kitchenette and toilets. Access to the first floor is via an entrance door within the arcade.

Above the recently vacated first floor office space – most recently used by local accountants – there is a further suite of offices which can be made available through separate negotiation. We understand the second floor also extends to 142m² (1,524 sq ft) or thereabouts.

On street car parking within Dewsbury town centre is available nearby (Pay & Display).

Accommodation

First floor offices 141.62m² (1,525 sq ft)

The property is accessed from the ground floor entrance and provide a mix of open plan offices along with individual private offices/meeting room. The offices benefit from substantial natural light with a significant portion of the front elevation being glazed.

Access to the second floor offices/commercial space is taken from first floor level.

Gross Internal Floor Area 141.62m² (1,524 sq ft)

Services

We are advised all mains services are connected to the property including mains electricity and gas. Part of the premises are heated by way of a series of central heating radiators supplied by way of a gas fired boiler.

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 advised through enquiries of the Valuation Office website the premises are assessed for non domestic rates as follows:-

Office & Premises RV £8,200

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The vacant first floor office suite has most recently been used for many years as an accountants office. However the property could be suitable for a variety of town centre uses including showroom, retail, commercial and/or office (subject to requisite planning).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority, Kirklees Council on 01484 221000.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

Lease Terms

The vacant first floor office suite is offered by way of a new internal repairing and insuring lease (subject to service charge) for a period of years to be agreed, incorporating 3 yearly rent reviews.

Rent

Only £190 per week exclusive for the vacant first floor office suite.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

VAT

The rent 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
Ben Preston

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Our Ref: 2356/A/M
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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.