



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Chiquita UK Ltd

FOR SALE/may let

**MODERN INDUSTRIAL
WAREHOUSE UNIT ON SELF
CONTAINED SITE**

**LOW MILL LANE, RAVENSTHORPE INDUSTRIAL ESTATE,
DEWSBURY, WEST YORKSHIRE, WF13 3LN**

6,199 m² (66,730 sq ft) on 2.69 acres



- Former banana ripening plant providing good quality single storey modern industrial/warehouse unit
- Strategically located on Ravensthorpe Industrial Estate just off main A644 with access to M62 (J25) and M1 (J40)
- Benefitting from large surfaced yard area, private car park and internally built offices

****Re-available following abortive negotiations****

0113 2348999

Location

The property is situated on the junction of Low Mill Lane with Havelock Street on the popular Ravensthorpe Industrial Estate with nearby occupiers including John Cotton Group, Maru International, Chem Resist and WG Commercial. Ravensthorpe Industrial Estate is accessed off the A644 Huddersfield Road which links Dewsbury town centre with Mirfield.

The A644 Huddersfield Road provides excellent links throughout the North Kirklees/heavy woollen district and in particular the motorway network with junction 25 of M62 being less than 4 miles to the west and junction 40 of the M1 approximately 6 miles to the east.

Description

The property comprises a steel portal framed building with insulated cladding panels surmounted by an insulated profile metal clad roof with translucent roof panels (to part).

The premises are currently fitted out with a series of banana ripening rooms and internally two storey offices have been constructed to the front to provide office and welfare facilities.



Externally there is a large secure concrete yard providing excellent loading with double gate access (off Riverside Way). To the front of the building (adjacent the offices) there is a separate surfaced car park offering up to 32 spaces.

Site area 1.09ha (2.69 acres) or thereabouts

Accommodation

Warehouse & ground floor office 5,677.11m² (61,180 sq ft)
Benefitting from eaves height of approximately 6.58m, 5 dock level loading doors and ground level access door.

First floor office 368.08m² (3,962 sq ft)
Accessed via a staircase from main reception offering a series of private and general offices along with meeting room.

First floor works office 82.12m² (884 sq ft)
Mezzanine 44.40m² (478 sq ft)
Plant room 27.68m² (298 sq ft)

Gross Internal Floor Area 6,199.39m² (66,730 sq ft)

Services

We are advised a significant power supply was connected along with mains sewer drainage and water to the property in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

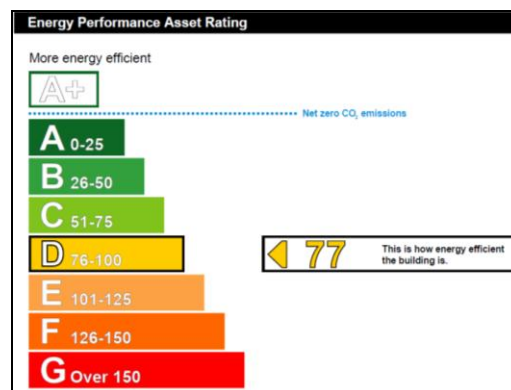
We are advised the premises are assessed at Rateable Value £180,000 with the National Uniform Business Rate for 2017/18 being 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

Tenure

We are advised the premises are held by way of a 125 year ground lease from 18 November 1992 with a peppercorn ground rent from Kirklees Council.

Energy Performance Certificate



Price

Seeking offers in the region of £2.15m.

VAT

The price is quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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JLL
Tom Asher or Richard Harris

Tel: 0113 244 6440

Our Ref: 1968/A/M
Updated March 2018

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.