

# FOR SALE



Michael Steel & Co  
PROPERTY CONSULTANTS



Neil Jordan House  
22-26 Wellington Road  
Dewsbury  
WF13 1HL

• 898.28m<sup>2</sup> (9,668 sq ft) (May Divide)

## Office Building (with Development Potential STP)

- Landmark office building (former Station Masters House & Mill)
- Prominent ring road position fronting Dewsbury Railway Station
- Parking and Development Potential (STP)



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## Location

The property is located occupying a prominent position fronting Dewsbury ring road (A638) at its junction with Wellington Road, directly opposite Dewsbury railway station and car park.



## Description

The premises occupy a site with surfaced car park including accesses off the ring road and Wellington Road.

The premises include the Grade II Listed former Station Masters House; a two storey stone building with pitched and hipped blue slate covered roof incorporating ornate carved feature stonework and the adjacent and interconnecting four storey and basement stone building with pitched roof.

The accommodation is arranged to provide a series of offices and meeting rooms with central heating pipes, radiators, electrical and lighting installations.

## Accommodation

The accommodation is summarised as follows:

Floor	Description	M <sup>2</sup>	(sq ft)
GF	Offices	224.83	(2,420)
GF	Stores	5.76	(62)
FF	Offices	201.14	(2,165)
FF	Stores	5.76	(61)
SF	Offices	148.18	(1,595)
Third	Offices	159.51	(1,717)
Basement / LGF	Stores	153.10	(1,648)
	<b>TNIFA</b>	<b>898.28</b>	<b>(9,668)</b>

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## Tenure

The premises are freehold.

## Energy Performance Certificate

The property has an EPC with energy rating D98



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## Business Rates

Through our enquiries of the Valuation Office Website the premises are assessed for Business Rates as follows:

### Offices & Premises RV £36,000

The National Uniform Business Rate for 2019/20 is 49.1p in the £, ignoring transitional phasing relief and allowances to small businesses.

## VAT

VAT is not applicable upon the rent/price.

## Terms

The property is available to let (as a whole/may divide) by way of a tenants full repairing and insuring lease for a term to be agreed. A rent in the order of £48,000 per annum exclusive is envisaged.

'Offers' to purchase the freehold interest will be considered.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.



Viewing & enquiries strictly by appointment only with the sole agents:



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## Contact

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