



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**HIGH QUALITY MODERN
INDUSTRIAL/WAREHOUSE ON
SUBSTANTIAL SITE**

**THORNHILL ROAD BUSINESS PARK, THORNHILL ROAD,
DEWSBURY, WEST YORKSHIRE, WF12 9QF**

2,983m² (32,109 sq ft) on 4.05 acres



- Recently constructed high quality warehouse with surfaced yard/turning area to the front
- Strategically located just off the main A644 Huddersfield Road providing links to both M1 and M62
- Situated on a large site extending to over 4 acres with planning consent for further phases/extension to existing building

0113 2348999

Location

The property is situated with a frontage to Thornhill Road within the popular Thornhill Road Business Park, which has witnessed significant infrastructure improvements over recent years. Thornhill Road links to the main A644 Huddersfield Road with the B6049 Station Road/Savile Road, with nearby occupiers including Shackletons Furniture, G-Tuft Ltd, Primo Play Ltd and Westex Carpets (part of Victoria Group).

Thornhill Road Business Park is located approximately 1 mile to the south west of Dewsbury town centre being conveniently located for the motorway network. Junctions 25 and 28 of M62 and junction 40 of the M1 are all located within a 6 mile radius.

Description

The property comprises a recently built high quality lofty warehouse facility being steel portal framed with insulated cladding under a pitched roof incorporating perspex roof lights. Internally the property is open plan with a small element of internal partitioning providing office/ancillary facilities.



Externally the property is situated on a secure site with a large surfaced forecourt yard area to the front. In addition there is significant additional land to the rear of the building which benefits for consent for further development.

Total Site Area 1.64 ha (4.05 acres)

Accommodation

Warehouse 2,863.72m² (30,825 sq ft)

Comprising high quality open plan warehouse with two loading doors to the front (two further doors in the rear elevation though currently not being used) and eaves height of 9m (up to 11.3m)

Two storey offices 119.26m² (1,284 sq ft)

Providing open plan accommodation and ancillary space at both ground and first floor.

Gross Internal Floor Area 2,983m² (32,109 sq ft)

Services

We are advised mains water, sewer drainage and electricity are connected to the property along with individual appliances including lighting. 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.

Non Domestic Rating

The premises are assessed for rating purposes as follows:-

Warehouse & Premises RV £102,000

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

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

EPC

An EPC has been commissioned and will be available upon request.

Lease Terms

The existing warehouse (including front forecourt/service yard) is offered by way of a new tenants full repairing and insuring lease for a period to be agreed (any lease to be excluded from the Landlord & Tenant Act 1954 Part II).

Rent

£185,000 per annum exclusive.

The rent is payable quarterly in advance.

Price

The landlords have advised they may consider an offer to purchase the whole site or the granting of a lease incorporating a right of pre-emption.

VAT

All rents and prices are quoted exclusive of VAT.

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Alec Michael
Ben Preston

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Our Ref: 2309/A/M
February 2020

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.