



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY WAREHOUSE WITH OFFICES

**UNIT 1 DALE WORKS, BREWERY LANE, DEWSBURY,
WEST YORKSHIRE, WF12 9HU**

1,082m² (11,644 sq ft)



- Principally single storey warehouse/workshop accommodation with offices
- Well located for access throughout the North Kirklees area being only a short distance from Dewsbury town centre
- Benefitting from loading door, yard area along with onsite parking

Available May 2020

0113 2348999

Location

Unit 1 Dale Works is located at the entrance to a small estate of 3 industrial buildings along a private driveway via a secure gate off Brewery Lane, which is positioned approximately 1 mile south of Dewsbury town centre.

The property is close to the intersection of Brewery Lane with Slaithwaite Road and Dale Works is approximately 1 mile from the intersection of Thornhill Road with the exceptionally busy A644 Huddersfield Road. The premises benefit from good links throughout the North Kirklees area along with the motorway network with junction 25 (Brighouse) of M62 being 6 miles to the west and M1 (junction 40) approximately 5 miles to the east.

Description

Unit 1 Dale Works comprises a predominantly single storey brick built unit positioned adjacent the entrance of the small industrial estate.

The property provides a combination of warehouse/workshop and office accommodation, being partially clad in profile steel and the roof being clad in profile steel sheets. The warehouse has a single drive-in loading door, with the adjacent warehouse section having double entry doors to the side.



Externally Unit 1 is positioned adjacent the gated entrance to the site and benefits from surfaced loading and car parking areas adjacent the building.

Accommodation

Ground floor rear stores	141.70m ² (1,525 sq ft)
Main warehouse	264.99m ² (2,852 sq ft)
Offices & toilets (including entrance lobby)	230.16 ² (2,477 sq ft)
Loading bay	164.55m ² (695 sq ft)
Warehouse	164.50m ² (1,771 sq ft)
Rear stores	57.33m ² (617 sq ft)
First floor stores & offices	139.97m ² (1,506 sq ft)

The premises offer workshop/warehouse areas with good office content & three phase electricity.

Gross Internal Floor Area 1,081.72m² (11,644 sq ft)

Services

The premises benefit from gas, three phase electricity, water and sewer drainage along with individual appliances including heating and lighting. 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 verbally advised by Kirklees Metropolitan Council the premises are assessed as follows:-

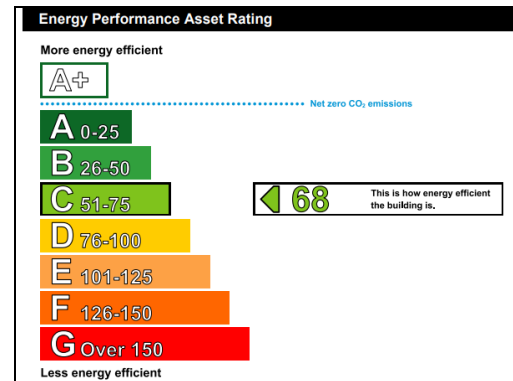
Warehouse & Premises

RV £17,500

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 Tel: 01484 221000.

EPC



Lease Terms

Unit 1 is offered with vacant possession by way of a new lease for a period of 3 years, or multiples thereof incorporating three yearly reviews, on an effectively full repairing and insuring basis.

Rent

£30,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

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 joint agents:-

Michael Steel & Co
Ben Preston
Alec Michael

Tel: 0113 234 8999
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Bramleys
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Our Ref: 2946/A/M
Updated April 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.