



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **MODERN INDUSTRIAL/FACTORY UNIT WITH SIGNIFICANT OFFICES**

**UNITS 1-3 RIVERSIDE WAY,  
RAVENSTHORPE INDUSTRIAL ESTATE, DEWSBURY,  
WEST YORKSHIRE, WF13 3LG**

2,025m<sup>2</sup> (21,799 sq ft)



- Good quality single storey industrial/factory unit with substantial internally built office space
- Strategically located on Ravensthorpe Industrial Estate just off main A644 Huddersfield Rd with access to M62 (J25) and M1 (J40)
- Benefitting from surfaced yard and car parking on secure site and *available from July 2020*

**0113 2348999**

## Location

Units 1-3 Riverside Way are situated on the junction of Low Mill Lane with Riverside Way on the popular Ravensthorpe Industrial Estate with nearby occupiers including John Cotton Group, Woodland Transport, Chem Resist and Jay-Be Ltd. 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 with the motorway network with J25 of M62 being less than 4 miles to the west and J40 of M1 approximately 6 miles to the east.

## Description

Units 1-3 Riverside Way comprise a modern single storey steel portal framed building being brick built clad in metal decking under a pitched metal decking roof. The main industrial unit has been split to form a clean working area with a separate workshop.

The current occupiers have installed significant office/mezzanine space providing additional office and ancillary facilities throughout.

The premises benefit to the front from a surfaced yard area providing onsite loading and vehicle parking.

## Accommodation

Ground floor 1,599.08m<sup>2</sup> (17,213 sq ft)

The ground floor provides two main workshop/factory areas with up and over loading doors to the front (providing access to the yard) in addition to ground floor reception, toilets and office space. The space also benefits from suspended heaters.

First floor/mezzanine 426.10m<sup>2</sup> (4,586 sq ft)

The property benefits from various first floor/mezzanine areas which provide a series of offices, works offices and storage provisions.

**Gross Internal Floor Area 2,025.18m<sup>2</sup> (21,799 sq ft)**

## Services

We are advised Units 1-3 Riverside Way benefit from mains water, sewer drainage, three phase electricity and gas, in addition to 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 advised by the Local Authority, Kirklees Council, the premises have two separate rating assessments as follows:-

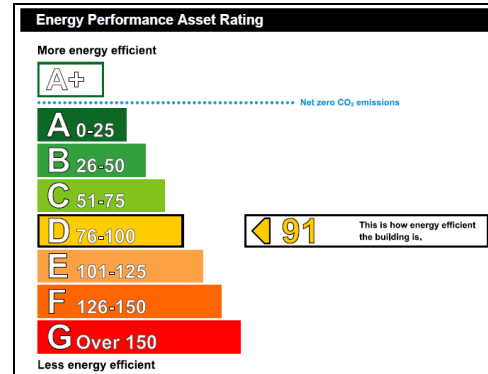
Unit 1 Workshop & Premises RV £25,500

Units 2 & 3 Workshop & Premises RV £37,500

The National Uniform Business Rate for 2020/21 is 49.9p 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



## Vacant Possession

It is anticipated the existing occupiers will relocate and provide vacant possession in July 2020.

## Lease Terms

The premises are currently held by way of a 10 year lease from August 2017 incorporating a rent review and tenant option to break upon the fifth anniversary in August 2022. The current passing rent is £65,000 per annum exclusive.

The premises are offered by way of a sublease for a period expiring August 2022 (to be excluded from the Landlord & Tenant Act) or alternatively a new lease for a period of years to be agreed, incorporating upward only rent reviews.

## VAT

All rents are quoted exclusive of VAT.

## Legal Costs

The incoming tenant to be responsible all parties' reasonable legal costs incurred in the completion of any transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 2976/A/M**  
**May 2020**

**Subject to Contract**



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**www.michaelsteel.co.uk**

**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.