



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

MODERN WAREHOUSE/ INDUSTRIAL UNIT ON SECURE SITE

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

6,047m² (65,087 sq ft)



- Good quality part recently refurbished modern warehouse/industrial unit with open plan accommodation
- Strategically located on Ravensthorpe Industrial Estate just off main A644 Huddersfield Road with access to J25 M62 and J40 M1
- Benefitting from large surfaced yard area, private car park and eaves up to 6.5m

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, Woodland Group, 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 part recently refurbished steel portal framed industrial/warehouse building with insulated cladding panels surmounted by an insulated profile metal clad roof with translucent roof panels (to part).

Following the owners purchase in 2018 the premises have been cleared of former ripening rooms to provide an essentially open plan industrial/warehouse facility. The premises do include internally built two storey office and ancillary accommodation which can be reinstated to offer office and welfare facilities over two floors (require refurbishment at present time).



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 office accommodation) there is a separate surfaced car park offering up to 32 spaces.

Site Area 1.09 ha (2.69 acres) or thereabouts

Accommodation

Main warehouse 5,682m² (61,161 sq ft)

Essentially open plan industrial/warehouse accommodation with eaves height of approximately 6.5m, 5 dock level loading doors and ground level access.

First floor office 368.08m² (3,962 sq ft)

Access via a staircase from main reception offering office accommodation along with meeting room (to be reinstated).

Gross Internal Floor Area 6,047m² (65,087 sq ft)

Services

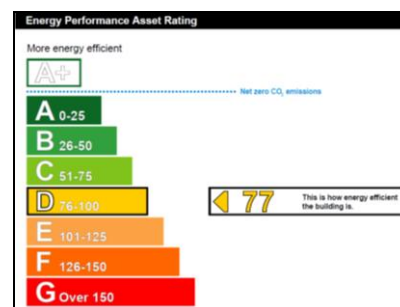
We are advised significant power is connected to the building along with mains sewer drainage and water to the property in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their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

Rating

We are advised the premises are assessed at Rateable Value £180,000 with the National Uniform Business Rate for 2020/21 being 49.9p 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.

EPC



Lease Terms

The property is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, with a commencing rent equivalent to £4.75 per sq ft (the rent is payable quarterly in advance).

Price

The landlords have intimated they may consider a disposal of the property at a figure in excess of £3.5m.

VAT

All rents and prices are quoted exclusive of VAT if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

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Alec Michael
Ben Preston

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Our Ref: 2981/A/M
September 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.