



Michael Steel & Co
PROPERTY CONSULTANTS

Due to Relocation

TO LET

SUBSTANTIAL INDUSTRIAL/ WAREHOUSE PREMISES

**RAVENSWHARFE MILL, RAVENSWHARFE ROAD,
OFF SCOUT HILL, DEWSBURY, WEST YORKSHIRE,
WF13 3RD**

3,427m² (36,886 sq ft)



- Large industrial premises including a substantial modern warehouse and part benefitting from prominence to A644 Huddersfield Road
- Strategically located just off the exceptionally busy A644 which provides access to both J25 M62 & J40 M1 (Brighouse and Ossett respectively)
- Benefitting from self contained yard & occupation available from summer 2021

0113 2348999

Location

Ravenswharfe Mill is situated on the junction of Ravenswharfe Road with the main A644 Huddersfield Road. The A644 Huddersfield Road provides access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen area.

The immediate area is a mix of industrial, commercial with some residential. Nearby occupiers include Lawton Yarns, G Wilson Fibres along with Riverbank Enterprise Centre (being a long established multi occupied commercial complex).

Ravenswharfe Mill benefits from accessibility to both Junction 25 of the M62 (Brighouse) and Junction 40 of the M1 (Ossett) via the A644 Huddersfield Road.

Description

Ravenswharfe Mill comprises a substantial part single part two storey industrial/warehouse complex. The property does include a large modern warehouse along with a series of part single part two storey workshop and office buildings.



To the front of the site – on the junction of Huddersfield Road with Ravenswharfe Road – are former trade/showroom units (Unit 1 & Unit 2/3) which could once again be utilised for similar uses (subject to any requisite planning).

Externally the property benefits from a large central surfaced yard area providing loading, vehicle turning and car parking (along with further on street car parking immediately adjacent).

Accommodation

Unit 1 Ground floor	233.71m ² (2,516 sq ft)
Lower ground floor	233.71m ² (2,516 sq ft)
Units 2/3 Ground floor	467.40m ² (5,031 sq ft)
Lower ground floor	467.40m ² (5,031 sq ft)
Main offices Ground floor	86.06m ² (926 sq ft)
Lower ground floor	86.06m ² (926 sq ft)
Stores Ground floor	138.88m ² (1,495 sq ft)
Lower ground floor	138.88m ² (1,495 sq ft)
Warehouse	229.22m ² (2,467 sq ft)
Open fronted store	290.24m ² (3,124 sq ft)
Modern single storey warehouse	1,055.27m ² (11,359 sq ft)



Gross Internal Floor Area

3,427m² (36,886 sq ft)

Services

We are informed Ravenswharfe Mill benefits from all main services including three phase electricity, gas, water and sewer drainage in addition to independent heating and electrical appliances. 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 current rateable value for the premises is :

Warehouse & Premises £56,500

The National Uniform Business Rate for 2020/21 is 51.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters directly with Kirklees MC on Tel 01484 221000.

Energy Performance Certificate

The premises have various EPC's and their ratings are as follows:-

Central Yard Unit	C (70)
New Warehouse	D (78)
Office/Warehouse	C (53)

Lease Terms

Ravenswharfe Mill is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis.

Rent

£125,000 per annum exclusive.

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The incoming 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:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
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ben@michaelsteel.co.uk

Our Ref: 3067/A/M
March 2021

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.