



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

**HIGHLY PROMINENT FORMER  
SHOWROOM/WORKSHOP UNIT**

**UNIT 1 RAVENSWHARFE MILL, RAVENSWHARFE ROAD,  
OFF SCOUT HILL, DEWSBURY, WEST YORKSHIRE,  
WF13 3RD**

Unit 1 234m<sup>2</sup> (2,516 sq ft)



- High profile ground floor showroom/open plan commercial unit
- Strategically located adjacent exceptionally busy A644 Huddersfield Road as well as accessible to both M62 & M1 (J25 & J40 respectively)
- Potentially suitable for a variety of quasi retail/showroom, commercial, workshop and/or storage uses (STP)

***Immediately Available For Occupation***

**0113 2348999**

## Location

Ravenswarfe Mill is situated on the junction of Ravenswarfe Road with the main A644 Huddersfield Road. Unit 1 is immediately adjacent the A644, with Huddersfield Road providing access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

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).

Ravenswarfe 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

Ravenswarfe 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 Ravenswarfe 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).

Unit 1 comprises the ground floor of a stone built ground and lower ground floor premise, with the lower ground floor being accessed from the rear.



Unit 1 benefits from on street car parking immediately adjacent on Ravenswarfe Road.

## Accommodation

Unit 1 ground floor 233.71m<sup>2</sup> (2,516 sq ft)

Comprising a large open plan showroom/quasi retail or commercial unit with access doors to the front, A toilet provision can be constructed internally by the landlord.

Gross Internal Floor Area 233.71m<sup>2</sup> (2,516 sq ft)

## Services

We are advised Ravenswarfe Mill benefits from main electricity, water and sewer drainage in addition to independent electrical/lighting facilities. 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 that the premises are assessed as a whole:-

Warehouse & Premises £56,500

The premises will require to be reassessed upon occupation.

The National Uniform Business Rate for 2021/22 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 directly with Kirklees MC on Tel 01484 221000.

## Energy Performance Certificate

EPC's have been prepared for Ravenswarfe Mills and the ratings are as follows:-

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

## Lease Terms

Unit 1 Ravenswarfe 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

£17,650 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 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:-

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: 3067/A/M  
September 2021

Subject to Contract



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0113 2348999  
[www.michaelsteel.co.uk](http://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.