



**Michael Steel & Co**  
PROPERTY CONSULTANTS

## **TO LET**

# **TWO STOREY WORKSHOP/STORAGE PREMISES**

**UNIT 1A SAVILE BRIDGE MILLS, MILL STREET EAST,  
DEWSBURY, WEST YORKSHIRE, WF12 9AF**

672m<sup>2</sup> (7,232 sq ft)



- Industrial workshop/storage premises providing essentially open plan accommodation over 2 floors
- Strategically well located on Mill Street East close to Dewsbury town centre and accessible to Dewsbury ring road
- Benefitting from onsite parking and early occupation can be made available

# **0113 2348999**

## Location

Savile Bridge Mills is situated on Mill Street East close to Dewsbury town centre. Mill Street East is accessed off the B6049 Savile Road which connects Dewsbury town centre/the Ring Road. Dewsbury Ring Road leads to the A638 Wakefield Road providing a direct link to J40 of the M1 motorway.

The property is situated in a predominantly industrial & commercial area being next to Kick Off (indoor soccer centre) as well as being adjacent the high quality showroom of Kiddies Kingdom.

## Description

Unit 1a Savile Bridge Mills provides two storey brick built workshop accommodation under 2 bay pitched roof.

Both floors provide essentially open plan accommodation including loading door facilities at ground floor level.



Externally the premises are accessed off Mil Street East and do include some onsite car parking.

## Accommodation

Ground floor 335.92m<sup>2</sup> (3,616 sq ft)

First floor 335.92m<sup>2</sup> (3,616 sq ft)

**Gross Internal Floor Area 671.84 (7,232 sq ft)**

## Services

We understand Unit 1a Savile Bridge Mills benefits from electricity, water and sewer drainage, in addition to individual appliances including lighting. 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.

## EPC

An Energy Performance Certificate has been commissioned and will be available upon request.

## Rating

From our verbal enquiries of the Local Authority we understand the premises are assessed as follows:-

Workshop & Premises To be re-assessed upon completion

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 direct with the Local Authority, Kirklees Council Tel: 01484 221000.

## Lease Terms

Unit 1a Savile Bridge Mills is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on effectively full repairing and insuring terms.

## Rent

£35,000 per annum exclusive.

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

## VAT

The rent is quoted exclusive of VAT and VAT to be charged at the appropriate rate, is applicable.

## 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: 3148/A/M**  
**Updated January 2022**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**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.