



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**RECENTLY REFURBISHED
INDUSTRIAL/WORKSHOP
PREMISES**

**PEPPERROYD STREET, DEWSBURY,
WEST YORKSHIRE, WF13 1PA**

315m² (3,393 sq. ft)



- Recently refurbished single storey industrial / workshop unit
- Conveniently located only a short distance off main A652 Leeds Road which links Dewsbury town centre with Junction 28 M62
- Immediately available for occupation and potentially suitable for a variety of uses (STP)

0113 2348999

Location

Part Pepperoyd Mill is located on Pepperoyd Street just off Battye Street. Battye Street connects Dewsbury town centre with the main A652 Leeds Road. The A652 provides access throughout the North Kirklees/Heavy Woollen area along with M62 (J28) and M1 motorway (J40).

Description

The premises comprise a recently refurbished single storey industrial/warehouse unit suitable for a variety of uses subject to planning. The property benefits from a solid concrete floor and electrically operated roller shutter door fronting Pepperoyd Street.

The property does have 3 phase power installed along with LED lighting under an insulated clad roof incorporating perspex roof lights.



Accommodation

The property is divided by a central wall with each side extending to:-

Workshop 1 144.48m² (1,555 sq. ft)
Workshop 2 170.71m² (1,838 sq. ft)

Gross Internal Floor Area 315m² (3,393 sq. ft)

Services

We are advised Pepperoyd Street benefits from mains water, sewer drainage and electricity in addition to 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 and/or capacity.

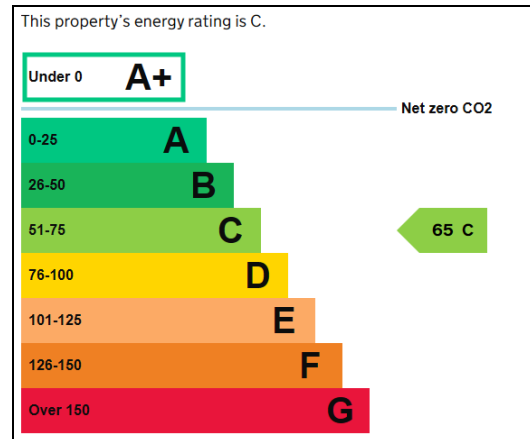
Rating

We are verbally advised by Kirklees Metropolitan Council the premises require to be reassessed upon occupation

The National Business Rate for 2024/25 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.

Energy Performance Certificate



Lease Terms

The premises are offered by way of a new 3 year lease, or multiples thereof incorporating 3 yearly rent reviews on effectively full repairing and insuring terms (plus any site service charge).

Rent

£22,500 per annum.

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

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

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
ben@michaelsteel.co.uk

Our Ref: 3580/A/M
September 2024

Subject to Contract



Michael Steel & Co
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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.