



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Dewlon Development Co Ltd

TO LET/may sell

GOOD QUALITY SINGLE STOREY INDUSTRIAL/WAREHOUSE UNITS

**UNITS 1 & 2 CENTRAL STREET UNITS,
CENTRAL STREET, DEWSBURY,
WEST YORSHIRE, WF13 2LZ**

266 - 584m² (2,863 – 6,284 sq. ft)



- Modern single storey industrial/warehouse units with loading doors
- Conveniently located on the outskirts of Dewsbury town centre on a self contained site
- Suitable for a variety of industrial and commercial/storage uses (subject to any requisite planning consents)

0113 2348999

Location

Central Street Units are situated in a prominent position on Central Street only a short distance to the south west of Dewsbury town centre. Central Street, which leads into both Wormald Street and High Street, links Ashworth Road (leading into Dewsbury town centre) with Heckmondwike town centre (via Heckmondwike Road).

Nearby occupiers include Daw Green Contracts, Yorkshire Beers and Dewsbury Evangelical Church with the nearby main A644 Huddersfield Road providing access across the Dewsbury/North Kirklees area. The premises also enjoy accessibility to Junctions 25 of the M62 (Brighouse) and Junction 40 (Wakefield) of the M1 motorway.

Description

Central Street Units comprise two adjacent modern steel portal framed industrial/warehouse buildings being brick and blockwork built clad in insulated metal decking under pitched insulated metal decking roofs incorporating perspex roof lights and concrete floors.



Externally the premises benefit from a surfaced forecourt providing vehicle loading and dedicated off street parking. On street parking is also available on Central Street.

Accommodation

Unit 1 318m² (3,421 sq. ft)

Principally open plan warehouse/workshop unit with large electrically operated roller shutter loading door and internal partitioning to provide ground level office, toilet and store.

First floor storage and ancillary office space (part with restrictive headroom) extending to 46.03m² (496 sq. ft).

Unit 2 266m² (2,863 sq. ft)

Providing open plan warehouse/workshop space with two large roller shutter loading doors (at ground and tailgate level). Internal partitioning to provide private office and separate blockwork built toilet.

Gross Internal Floor Area 266 - 584m² (2,863 - 6,284 sq. ft)

Services

We are advised the subject premises benefit from all mains services including gas, three phase electricity, water and sewer drainage, along with lighting installations. 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.

Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed for rating as follows:-

Workshop & Premises RV £25,250

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

EPC's will be available upon request.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period for years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge (if applicable).

Rent

Unit 1 £21,750 per annum exclusive

Unit 2 £19,325 per annum exclusive

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

Price

The landlords have indicated they may consider a disposal of the premises seeking offers in excess of £575,000.

VAT

All rents and prices are quoted exclusive of VAT.

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.

Legal Costs

In the event of a letting the ingoing tenant/tenants 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
ben@michaelsteel.co.uk

Our Ref: 0441/A/M
Match 2025

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
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.