



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

WELL LOCATED INDUSTRIAL STORAGE LAND

**BREWERY LANE, DEWSBURY,
WEST YORKSHIRE, WF12 9HU**

0.34 ha (0.834 acres)



- Open industrial land suitable for external storage or vehicle parking (subject to requisite consents)
- Conveniently located off Brewery Lane only a short distance from Dewsbury town centre via Slaithwaite Road/Savile Town
- Previously consented for industrial development & immediately available for occupation

0113 2348999

Location

The site is situated immediately off Brewery Lane only a short distance from its busy intersection with the B6117 Slaithwaite Road (which leads into Savile Road in Savile Town). The land is less than 2 miles to the south of Dewsbury town centre in a mixed industrial and residential area.

The A644 Huddersfield Road is only a short distance from the land via Thornhill Road.

Dewsbury is the principal town of the North Kirklees/Heavy Woollen District, being the second largest town in Kirklees. Dewsbury benefits from accessibility to the M62 (Junction 28) along with Dewsbury railway station which is on the main Manchester to Leeds TransPennine line. The site also benefits from accessibility to Junction 40 of the M1 motorway.

Description

The land on Brewery Lane comprises a large relatively flat undeveloped site which previously benefitted from consent for a new building. At this stage no further works have been carried out on the site but could be suitable for a variety of external uses including storage and parking.

The remainder of the site – known as Dale Works – comprises principally good quality modern industrial units accessed via a private driveway off Brewery Lane.

Site Area **0.34 ha (0.834 acres) or thereabouts**

Services

We are advised mains water, sewer drainage and electricity are connected to Brewery Lane (and indeed the adjacent units at Dale Works) though we are not aware of any services being connected to the subject site. Prospective tenants should rely upon their own enquiries regarding services.

Non Domestic Rating

We understand the site has not yet been assessed for non domestic rating purposes but will be assessed upon occupation.

Planning

We understand the site previously benefitted from a now expired planning consent for industrial development though could be suitable for a variety of external storage or parking purposes, subject to requisite consents.

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

We are advised an EPC is not required.

Lease Terms

The land is made available by way of a new agreement for a period of years to be agreed incorporating 3 yearly rent reviews (to be excluded from Landlord & Tenant Act).

Rent

£35,000 per annum exclusive.

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

VAT

The rent is 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

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 joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Bramleys
Jonathan Wilson
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Our Ref: 1017/A/M
May 2025

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.