



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

WAREHOUSE/FACTORY BUILDING

**THE OLD POWER HOUSE, CALDER ROAD,
RAVENSTHORPE, DEWSBURY, WF12 9EA**

1,095.90m² (11,796 sq. ft)



- Useful industrial space
- 4 Overhead cranes
- Several roller shutter access doors
- Affordable rent
- My three words: cotton.scale.poppy

0113 2348999

Location

The property is in Ravensthorpe approximately 2 miles south west of Dewsbury town centre. The property is accessed via a private estate road located off Calder Road which leads directly to the A644 Huddersfield Road approximately 0.5 miles to the north west.

Other nearby occupiers include Demex, EX-PO Coatings, White Tower Energy, Thornhill Quarry and Wigglesworth Storage.



Description

The property comprises a detached single storey industrial unit of traditional brick construction with extensions to the side and rear which have metal clad elevations and metal decked roof incorporating translucent roof panels.

The warehouse/factory space is predominantly open plan with eaves heights ranging from 5.3m to 6.1m. A mezzanine has been installed to provide office/storage space. The warehouse has concrete flooring and fluorescent lighting. There is a Powrmatic oil fired heater serving the main and rear warehouse.

The office block has lower ground floor stores and open plan office space to the first floor and staff facilities at upper ground floor level.

Accommodation

Description	M ²	(sq. ft)
First floor offices	62.40	(672)
Upper GF - recreation room & toilets	15.43	(166)
Lower ground floor store	34.35	(369)
Main ground floor works	34.60	(3,752)
Rear ground floor works	428.41	(4,612)
Mezzanine	27.79	(299)
Ground floor works	178.90	(1,926)
GIFA	1,095.90	(11,796)

There are three sets of substantial double metal gates to the access road.



Services

We are advised the premises benefit from mains water, sewer drainage, gas and three phase electricity, as well as individual services including heating and 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 or capacity.

There are four 2-ton gantry cranes serving the property.

Rating

The Valuation Office website indicates the premises are assessed with a Rateable Value of £24,250.

The business rates payable for 2025/26 are 49.9p in the £

Energy Performance Certificate

The property has an EPC rating of C (39).

Lease Terms

A new full repairing and insuring lease is offered for a term to be agreed at a commencing rental of £51,000 per annum exclusive.

VAT

The rental is 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 incoming 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
Richard Barker
Ben Preston
Our Ref: 3673/A/RB

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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.

July 2025

Subject to Contract