



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **SMALL SELF CONTAINED INDUSTRIAL UNIT WITH YARD**

**THE STABLES, WATER LANE, OFF THORNHILL ROAD,  
DEWSBURY, WEST YORKSHIRE, WF12 9PY**

Unit 2 - 151m<sup>2</sup> (1,621 sq. ft) with yard



- Self contained small storage/workshop unit with yard to the front
- Well located off main A644 Huddersfield Road providing access to motorways (M1 and M62) along with Dewsbury/Heavy Woollen area
- Also available by separate negotiation an adjacent yard area (0.53 acres) and Unit 2 does benefit from parking (in front yard area)

**0113 2348999**

## Location

Water Lane is situated off Thornhill Road near the popular Thornhill Road Business Park which includes G Tuft, Martech UK Ltd and Primo Play Ltd, and has witnessed significant infrastructure improvements over the last decade. Thornhill Road links the main A644 Huddersfield Road with the B6049 Station Road/Savile Road with other nearby occupiers including Shackletons Furniture, Westex Carpets (part of Victoria Group), Jay-Be Ltd and Wilson Underlay.

Thornhill Road is located approximately 1 mile to the south west of Dewsbury town centre being conveniently located for access to the motorway network. Junctions 25 and 28 of the M62 and Junction 40 of the M1 are within a 6 mile radius.

## Description

The Stables comprise the former Northern Riding School which has been refurbished to provide good quality single storey light industrial/storage space with onsite loading and car parking. Unit 1 has been let with Unit 2 The Stables is now re-available.

Externally the site benefits from a driveway leading off Thornhill Road and to the side of Unit 1 there is undeveloped land extending up to 0.53 acres or thereabouts which can be offered by way of separate negotiations.



## Accommodation

Unit 2 The Stables 150.59m<sup>2</sup> (1,621 sq. ft)  
Single storey industrial/workshop unit with a roller shutter loading door to the front and total site area of 0.21 acres or thereabouts

**Gross Internal Floor Area** 151m<sup>2</sup> (1,621 sq. ft)

## Services

We are advised the premises benefit from mains water, sewer drainage and electricity (single phase supply), in addition to independent installations including 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.

## Non Domestic Rating

Unit 2 The Stables has not yet been assessed for rating purposes and will need to be assessed upon occupation. The National Uniform Business Rate for 2025/26 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

We are advised the subject premises do not require an EPC.

## Lease Terms

Unit 2 The Stables are offered by way of new lease for a period for years to be agreed, incorporating 3 yearly rent reviews, with leases are to be excluded from the Landlord & Tenant Act 1954 Part II.

## Rent

Unit 2 £375 per week exclusive

The surplus yard space (extending to 0.53 acres or thereabouts adjacent Unit 1) is available by way of separate negotiation.

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

## VAT

All rents 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

The ingoing tenants are 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: 3274/A/M**  
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**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.