



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

SUBSTANTIAL FACTORY/ INDUSTRIAL PREMISES WITH YARD

**INGS MILL, SCOUT HILL ROAD, RAVENSTHORPE,
DEWSBURY, WEST YORKSHIRE, WF13 3RQ**

3,470m² (37,351 sq. ft) on 1.01 acres



- Part single part two storey industrial/factory building
- Conveniently located just off main A644 Huddersfield Road on the outskirts of Dewsbury
- Benefitting from self contained yard - available from December 2025

0113 2348999

Location

Ings Mill is situated close to the junction of Ravenswharfe Road with Scout Hill Road, only a short distance off the main A644 Huddersfield Road. The A644 Huddersfield Road provides access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen area.

The immediate area is a mix of industrial, commercial with some residential. Nearby occupiers include Lawton Yarns, Wilson Underlay and Riverbank Enterprise Centre (being a long established multi occupied commercial complex).

Ings Mill benefits from accessibility to both Junction 25 of the M62 (Brighouse) and Junction 40 of the M1 (Ossett) via the A644 Huddersfield Road.

Description

Ings Mill comprises a part two storey factory building under a five bay pitched roof in addition to a good quality single storey clad extension with a concrete ground floor (timber first floor to two storey section).



Externally the premises benefit from a surfaced yard to the front, accessed off Scout Hill Road, providing onsite loading, vehicle turning and parking. There is also on street parking available.

Total Site Area 0.41 ha (1.01 acres) or thereabouts

Accommodation

Two storey factory 1,690.20m² (18,196 sq. ft)

Ground and first floor factory/industrial space with loading from the front (via the yard) in addition to internally built offices and ancillary provision (adjacent Scout Hill Road).

Single storey warehouse 1,028.09m² (11,066 sq. ft)

Modern single storey warehouse/industrial space with roller shutter loading doors to the front.

Gross Internal Floor Area 3,470.07m² (37,351 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity in addition to individual appliances 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

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

Factory & Premises RV £87,500

The National Uniform Business Rate for 2025/26 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

The premises have an energy rating of D (78).

Lease Terms

The whole of Ings Mill is 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, with a commencing rent of £115,000 per annum exclusive.

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

Price

The landlords will reluctantly consider a disposal of the property seeking offers in the region of £1.5m.

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 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: 3067/A/M
Updated November 2025

Subject to Contract



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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.