



Former Gee Graphite Day Street Dewsbury, Day Street, Dewsbury WF13 3LU

FOR SALE

Freehold Industrial / Warehouse
Opportunity

24,267 Sq Ft
(2,254 Sq M)

DESCRIPTION

The subject property forms part of the former Gee Graphite Ltd, consisting of two industrial warehouse units and a two-storey office block.

The larger of the two units has been extended over a number of years with the original section of the unit comprising steel portal frame construction with brick elevations under a pitched asbestos cement sheet roof. The newer sections of the unit to the south and west elevations are of the same construction however surmounted by a insulated metal profile clad roof. Internally the unit comprises

- ✓ Rare Freehold Industrial Opportunity
- ✓ Established Commercial Location
- ✓ Dual Access Yard Space
- ✓ 5.3 - 5.8 m clear internal eaves height
- ✓ Power Supply



LOCATION

The property is located on Day Street, in the Ravensthorpe area, approximately 2 miles southwest of Dewsbury town centre. The property is accessed via Day Street which in turn provides access to George Street and Huddersfield Road (A644). Junction 25 of M62 motorway is just 4.5 miles from the subject property, providing good communication links to the wider UK motorway network.

ACCOMMODATION

| Gross Internal Areas | sq ft | sq m |
|----------------------|---------------|--------------|
| Ground | 13,201 | 1,226 |
| Ground | 9,954 | 925 |
| Ground | 556 | 52 |
| First | 556 | 52 |
| Total | 24,267 | 2,254 |

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

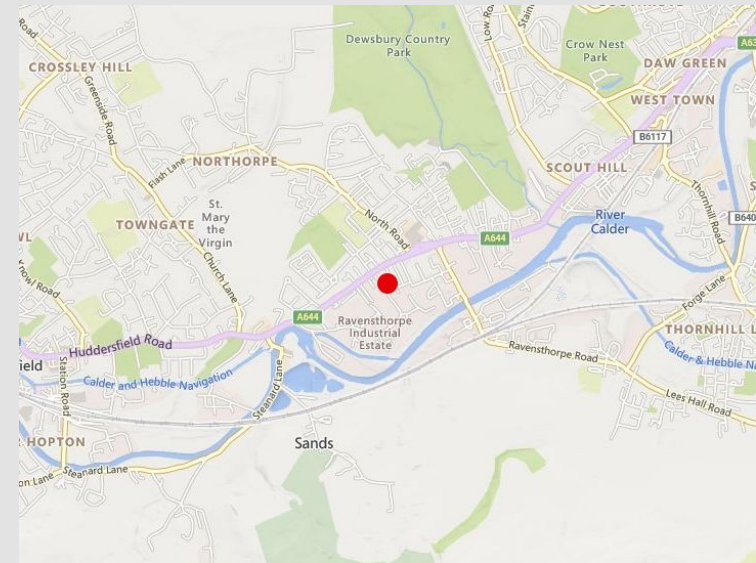
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC EPC Rating: E



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Regulated by RICS 15-Apr-2024

VIEWING & FURTHER INFORMATION

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