

Walker Singleton

TO LET

Units 3, 4 & 5 Dudfleet Mills
Dudfleet Lane
Horbury
Wakefield
WF4 5EU

- New Industrial Units
- 3,514 Ft² – 10,542 Ft² units available
- Drive in loading access via roller shutter
- On-site parking



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Location

The units derive their access from Dudfleet Lane approximately ¼ of a mile south of its junction with the A642 in the Horbury district of Wakefield. The A642 Southfield Lane forms one of the main arterial routes into Wakefield city centre approximately 3 miles to the North East and is the main link road between Huddersfield and Wakefield.

Description

The premises briefly comprise newly refurbished single storey industrial units situated within Dudfleet Mills in Horbury. Three units are available, which can be taken all together or separate.

The units benefit from having:

- Drive in loading access via roller shutters
- Solid concrete floor
- Pedestrian door to each unit
- LED strip lighting
- W/C facilities
- Office facilities (Unit 3 and option to have within the other units)
- Lots of natural light from the rooflights

Externally, there is ample parking in the yard at the front of the units. Mains services connected to the property include three phase electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

From £22,850 Per Annum Exclusive

- **New Industrial Units**
- **3,514 Ft² – 10,542 Ft² units available**
- **Drive in loading access via roller shutter**
- **On-site parking**

Accommodation

The total approximate gross internal floor areas are:

	Ft ²	M ²	Price PAX
Unit 3	3,514	326.50	£22,850
Unit 4	3,514	326.50	£22,850
Unit 5	3,514	326.50	£22,850
Total approximate GIA	10,542	979.50	

Please note final sizes are subject to site measurement. All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The properties will require reassessment for Business Rates Purposes.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Ref: 41537

Date: Mar-24



Walker Singleton
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Oak House, New North Road, Huddersfield, HD1 5LG

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