

**Ground Floor**  
**The Reporter Building**  
**17 Wellington Road**  
**Dewsbury**  
**WF13 1HQ**

**Rent: £8,400**  
**per annum**



## **GROUND FLOOR OFFICE SUITE**

**109.11m<sup>2</sup> (1,174ft<sup>2</sup>)**

- Positioned within the centre of Dewsbury opposite the railway station
- Comprising a range of open plan and private offices
- Suitable for a wide range of business uses, subject to planning.

## DESCRIPTION

The accommodation occupies part of the ground floor of this 3 storey attractive stone built property which was previously the offices of the Dewsbury Reporter and which has subsequently been converted to provide a single ground floor commercial unit and separately occupied residential units above.

The available accommodation extends to 1,174ft<sup>2</sup> and has the benefit of an independent access off Wellington Street, in addition to having access via a shared entrance off the front elevation opposite the railway station.

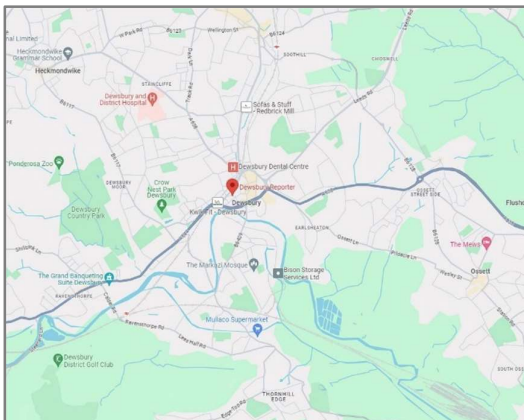
The premises would be suitable for a wide range of business uses, including offices, leisure or storage, subject to the occupiers requirements.

## LOCATION

The property is positioned in the centre of Dewsbury opposite the railway station and in close proximity to the town's bus station and all amenities provided by the town.

It is accessible for Dewsbury Ring Road and is therefore accessible for the M62 and M1 motorway networks.

Nearby towns and cities of Leeds, Bradford and Huddersfield are accessible via the railway network.



## ACCOMMODATION

### GROUND FLOOR

Office Suite 109.11m<sup>2</sup> (1,174ft<sup>2</sup>)

*Including:*  
Reception Office  
Meeting Room  
Open Plan Office  
Male & Female WCs

**RENT**  
£8,400 per annum.

**RATEABLE VALUE & UNIFORM BUSINESS RATE**  
£7,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

Jonathan Wilson  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING:

C Rating

# bramleys.com/commercial

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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