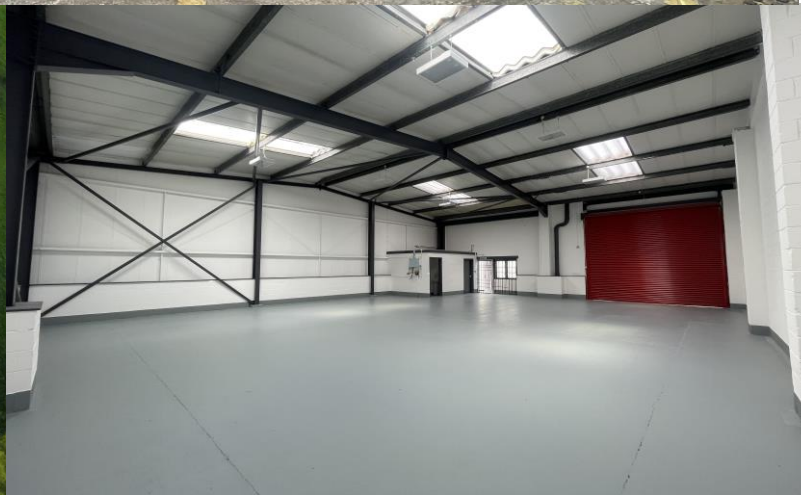


TO LET MODERN SINGLE STOREY INDUSTRIAL UNIT

Eddisons

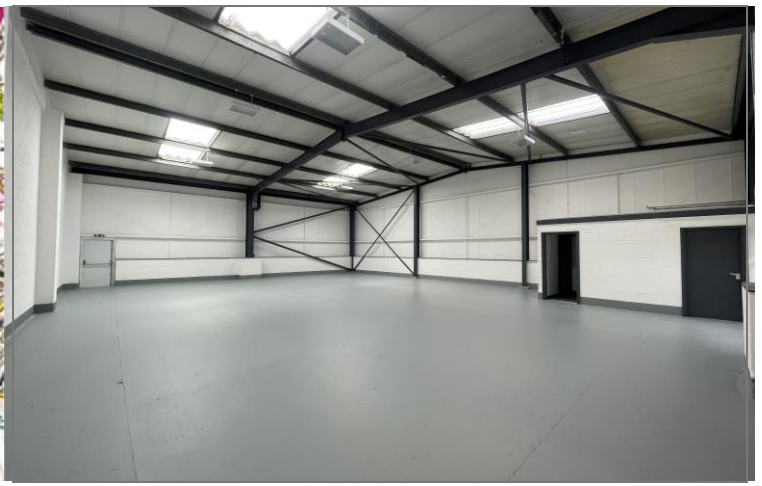


UNIT 1F, MILL STREET WEST, ANCHOR BRIDGE WAY, DEWSBURY, WF12 9QS

RENTAL - £10 PER SQ.FT.

- Established industrial estate.
- Recently refurbished to a high standard.
- Excellent location for motorway access/distribution.
- Communal yard and parking.

AVAILABLE SPACE
175.03m² (1,884sq ft)



LOCATION

The estate is conveniently located just off Mill Street West being approximately ¼ mile from Dewsbury town centre. The units are next to the A638 and offer easy access to the national motorway network with J40 of the M1 only 4 miles and J28 of the M62 just 5 miles.

This high quality industrial estate is set in an established commercial location, all of the units have roller shutter doors and plenty of parking. The estate is protected with secure fencing and a lockable gate, accessed from Anchor Bridge Way.

DESCRIPTION

The property comprises a modern steel portal framed industrial/warehouse unit under a pitched sheet metal roof incorporating translucent roof panels.

The unit benefits from concrete floors with drive in access roller shutter doors. WC facilities are partitioned out.

	M ²	SQ FT
Unit 1F	175.03	1,884

RATEABLE VALUE

Description / Warehouse and Premises

Rateable value / £9,600

EPC

The property has an Energy Performance Asset rating of **C**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are offered to let on a full repairing and insuring lease for a term to be agreed.

Rental - £10 per sq.ft

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com
Email / george.mordue@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4446A (173217)

For more information, visit eddisons.com
T: 01274 734 101

Eddisons

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