

TO LET **DUE TO RELOCATION**
MODERN SINGLE STOREY
TRADE COUNTER/INDUSTRIAL
UNIT

Eddisons



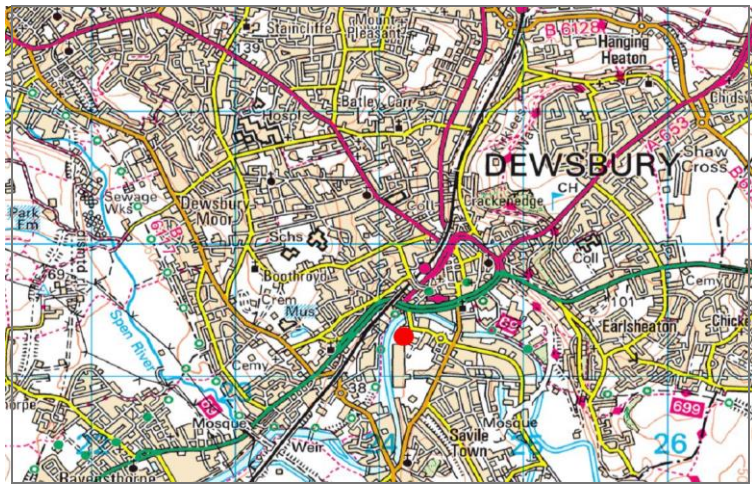
UNIT 1C, MILL STREET WEST, ANCHOR BRIDGE WAY,
DEWSBURY, WF12 9QS

RENT ON APPLICATION

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

AVAILABLE SPACE

86.96m² (936sq 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 offers 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 profiled sheet metal roof incorporating translucent roof panels.

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

Total approximate GIA 86.96m² (936sq.ft.).

The unit is served by a secure surfaced yard with good parking.

RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £5,700

EPC

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

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The premises are offered to let by way of an assignment of the current lease or new lease on terms to be agreed.

Rental – upon application.

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 / harvey.bland@eddisons.com

SUBJECT TO CONTRACT

FILE REF / 731.4524A (1210433)

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