



## K C House

Bretton Street, Dewsbury, WF12 9BJ

**Detached industrial /  
manufacturing premises with 2  
storey offices**

**48,245 sq ft**  
(4,482.11 sq m)

- Detached industrial / warehouse unit
- Convenient access to M1 (J40) and M62 (J25 & 28) Motorways
- Central yard area

# K C House, Bretton Street, Dewsbury, WF12 9BJ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 48,245 sq ft                       |
| Rent           | £4.95 per sq ft                    |
| Rateable Value | £148,000                           |
| Service Charge | N/A                                |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (123)                            |

## Location

The premises are located on Bretton Street close to the intersection with Bretfield Road approximately one mile south of Dewsbury town centre. The site benefits from convenient Motorway access being less than 5 miles from junction 39 & 40 of the M1, and junction 25 & 28 of the M62.

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft         | sq m            | Availability |
|------------------|---------------|-----------------|--------------|
| Unit - Warehouse | 39,045        | 3,627.40        | Available    |
| Ground - Office  | 5,062         | 470.28          | Available    |
| 1st - Office     | 4,138         | 384.43          | Available    |
| <b>Total</b>     | <b>48,245</b> | <b>4,482.11</b> |              |

## Description

The premises comprise a modern steel portal framed, 2 bay industrial / manufacturing unit. The main industrial section has brick and medal sheet clad walls under a double pitched roof incorporating perspex roof lights. Internally the units is predominantly open plan with a solid floor, roller shutter access, lighting and various partitioned areas providing ancillary facilities and some office accommodation.

To the front of the building is a two storey office with reception facilities, a series of general offices, meeting rooms, stores rooms and ancillary facilities.

Externally the site benefits from access immediately off Bretton Street leading to a central yard which provides turning and loading for vehicles along with car parking. There is an additional car park at the lower level which is accessed via the main yard.

The total site area extends to 1.9 acres (0.77ha).

Joint agent Michael Steel & Co 0113 2348999



## Viewing & Further Information



### Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997

sarah-

jayne.lishman@dhpproperty.co.uk



### Simon Dove

0113 457 5550 | 07527 388054

simon.dove@dhpproperty.co.uk