

# HUNTERS®

HERE TO GET *you* THERE



## New Street

Earlsheaton, Dewsbury, WF12 8JJ

£2,500



Commercial Industrial Unit – 6,600 Sq Ft

An excellent opportunity to acquire a versatile commercial industrial unit extending to approximately 6,600 square feet, previously occupied by a fabrication company and well-suited to a wide range of industrial and commercial uses (subject to any necessary consents). The premises offer a substantial open-plan workshop/production area with generous internal height, providing flexibility for manufacturing, storage, distribution, or light industrial operations. A well-constructed mezzanine level adds valuable additional storage space, maximising the overall usability of the unit.

Further benefits include:

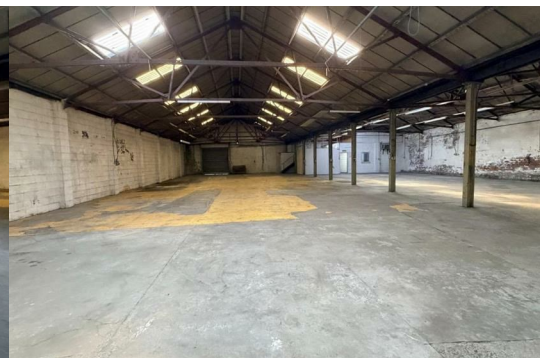
Dedicated office accommodation

Kitchen facilities

Separate male and female toilet facilities

Manual roller shutter access

Secure pedestrian entry



### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.