

TO LET

Wharfedale Property

Crown Green Works, Huddersfield Road, Ravensthorpe, Dewsbury WF13 3JW

Modern Industrial Unit with Yard & Offices



13,225 ft² (1,228.64 m²)

Rent: £45,000 per annum exclusive

- Competitively priced modern warehouse with offices and secure yard
- Located just off A644 Huddersfield Road, Ravensthorpe
- Within 5 miles of junction 25 M62 and junction 40 M1
- EPC Rating – C (73)

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Location

The premises are situated just off the A644 Huddersfield Road, the main arterial highway that runs through Ravensthorpe and connects Dewsbury, Mirfield, Huddersfield and Brighouse. Junction 25 of the M62 is situated approximately 4.5 miles to the west and Junction 40 of the M1 is approximately 4.7 miles to the east. Junctions 26, 27 and 28 of the M62 are also readily accessible.

Description

Crown Green Works comprises a modern single storey steel portal frame building with part blockwork, part artificial stone and part metal profile sheet cladding beneath a pitched and insulated metal profile sheet roof incorporating Perspex rooflights.

The premises provide good quality open plan industrial/warehouse accommodation benefitting from 3no. Roller Shutter access points and a solid concrete floor throughout. The unit also incorporates internally built two storey office and ancillary space providing a series of offices, kitchenette, stores and toilet facilities.

Externally the premises benefit from a surfaced and secure concrete yard with perimeter palisade fencing providing storage space, circulation space and car parking to serve the building.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews.

Rent

£45,000 per annum exclusive.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Buildings Insurance

£2,858 for the whole of 2019.

Services

Crown Green Works benefits from all mains services including a substantial three phase electrical supply, gas, water and sewer drainage connections.

Business Rates

Warehouse & Premises: £39,500 RV

The current Small Business Rates Multiplier for 2019/2020 is 49.1p in the £. The incoming tenant is to pay the Business Rates direct to the relevant Charging Authority.

Legal Costs

The incoming tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

Viewing

Strictly by appointment only with the landlord, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.