

TO LET

Wharfedale Property

Unit 3, Havelock Street Business Park, Ravensthorpe, Dewsbury WF13 3LU

Ground Floor Industrial / Workshop Unit within Gated Estate



830 ft² (77.11 m²)

Rent: £6,750 per annum exclusive

- Good quality ground floor industrial workshop / warehouse unit
- Conveniently located off the A644 Huddersfield Road
- Benefits from large shared secure gated yard and parking provisions
- EPC Rating – E (106)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

TO LET

Wharfedale Property

Location

The property is situated just off the main A644 Huddersfield Road in the centre of Ravensthorpe.

The A644 provides excellent communication links throughout the Kirklees area and is well located for access to junctions 25, 26 and 27 M62 and junction 40 M1 all of which are situated approximately 5 miles away.

Description

Unit 3 comprises a modern steel portal frame industrial workshop / warehouse unit with brickwork and metal profile sheet cladding, under a pitched insulated metal profile sheet roof, incorporating perspex roof lights. The unit is clear span and benefits from a concrete floor throughout and a large roller shutter loading door.

Externally, Havelock Street Business Park benefits from a large shared secure palisade fenced and gated yard, providing on-site car parking.

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 where applicable.

Services

Three phase electricity, water and drainage are connected to the property.

VAT

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

Legal Costs

The ingoing 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.

Business Rates

Workshop & Premises: £4,150 Rateable Value

The unit is eligible for Small Business Rate Relief subject to qualification. The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Viewing

Strictly by appointment only, 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.

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496