

# TO LET

# Wharfedale Property

Unit 6 County Workshops, Wood Street, Dewsbury WF13 1QU

Prominent Ground Floor Trade Counter / Workshop Unit Fronting  
Dewsbury Ring Road



750 ft<sup>2</sup> (69.68 m<sup>2</sup>)

Rent: On Application

- Suitable for a variety of Trade Counter, Sales, Workshop and Industrial uses
- Easily accessible from Dewsbury Ring Road and Dewsbury Town Centre
- EPC Rating – C (59)

[www.wharfedaleproperty.co.uk](http://www.wharfedaleproperty.co.uk)  
[info@wharfedaleproperty.co.uk](mailto:info@wharfedaleproperty.co.uk)

01924 476496

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## Location

County Workshops is situated on Wood Street with prominent frontage to Dewsbury ring road. Vehicular access to the property is derived from the ring road via Crackenedge Lane. This location provides for convenient access to the major arterial routes serving North Kirklees, whilst Dewsbury town centre is within walking distance.

## Description

The property comprises a redeveloped factory of brickwork construction under pitched north light patent glazed and slate roofs arranged over two principal floors.

The available unit benefits from a solid concrete floor, painted blockwork walls, glazed timber double personnel/loading doors with electrically operated security shutter over, barred timber casement windows, kitchenette and toilet facilities. The unit is easily accessed straight from the property's shared forecourt car parking and loading area.

## 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

Store & Premises: £4,600 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**

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