

# TO LET

# Wharfedale Property

Unit 8, 9, 10 County Workshops, Wood Street, Dewsbury WF13 1QU

Prominent First Floor Workshop Space Fronting Dewsbury Ring Road



2,713 ft<sup>2</sup> (252.045 m<sup>2</sup>)

Rent: On Application

- Suitable for a variety of Workshop, Storage and Office uses
- Multiple refurbishment options available to suit the ingoing Tenants requirements
- Easily accessible from Dewsbury Ring Road and Dewsbury Town Centre
- EPC Rating – TBC following Refurbishment

[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 accommodation is set to undergo a detailed refurbishment, which can be tailored to suits the incoming Tenants requirements, and includes decoration throughout, new electrics (with socket layouts TBC), LED lighting, and two sets of double personnel/loading doors, uPVC double glazed 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

Electricity, gas, 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: £11,000 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.

## Buildings Insurance

Figures can be provided upon request.

## Accommodation

Measured on a Gross Internal Area basis, the units extend to approximately 11,181 ft<sup>2</sup> (1,038.75 m<sup>2</sup>) as a whole and comprise:

Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 8	919	85.39
Unit 9	897	83.33
Unit 10	897	83.33

## Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 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.

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