



Michael Steel & Co
PROPERTY CONSULTANTS

On the Instructions of Brookfield Group

TO LET

**RECENTLY CONSTRUCTED
SINGLE STOREY
INDUSTRIAL/WAREHOUSE UNIT**

**UNIT 4 VICTORIA MILLS BUSINESS PARK,
MILL STREET EAST, DEWSBURY, WF12 9AL**

112m² (1,201 sq ft)



- Recently constructed single storey industrial/warehouse unit with roller shutter loading door
- Extensive yard space providing good on site turning & parking
- Conveniently located on the outskirts of Dewsbury in a mainly industrial area with occupation immediately available

0113 2348999

Location

Victoria Mills Business Park is situated on Mill Street East with rear access off Wharf Street close to Dewsbury town centre. Mill Street East is accessed off the B6409 Savile Road which connects to Dewsbury town centre/ring road. Dewsbury ring road leads to the A638 Wakefield Road providing a direct link to junction 40 of the M1 motorway.

Junction 40 of M1 is approximately three miles west of Dewsbury town centre and provides good communication links throughout the North of England via both the M1 and M62.

Description

Victoria Mills Business Park offers good quality single storey factory and warehouse space, in addition to two storey commercial/office space situated on a large self contained secure site.



The site provides a range of mainly single storey units with reasonable access and flexible size units. Unit 4 is a recently constructed blockwork built single storey unit being part metal clad with a concrete floor.

Externally Victoria Mills Business Park benefits from a large shared secure part concrete service yard providing good circulation and vehicle parking.

Accommodation

Unit 4 112m² (1,201 sq ft)

Comprising a recently constructed single storey industrial/warehouse unit being essentially open plan other than internal partitioning to form toilet/ancillary facilities.

Gross Internal Floor 112m² (1,201 sq ft)

Services

We are advised the property benefits from mains water, electricity and sewer drainage in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

From our verbal enquiries of the Local Authority we understand the premises will require to be re-assessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

Energy Performance Certificates have been commissioned and will be available upon request.

Lease Terms

Vacant space at Victoria Mills Business Park is offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent views.

Rent

Unit 4 £130 per week exclusive

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT (where applicable).

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the completing of any lettings.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.