



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **MODERN WAREHOUSE/ INDUSTRIAL UNIT ON SECURE SITE**

**LOW MILL LANE, RAVENSTHORPE INDUSTRIAL ESTATE,  
DEWSBURY, WEST YORKSHIRE, WF13 3LN**

5,360m<sup>2</sup> (57,698 sq. ft) or thereabouts



- Good quality part recently refurbished modern warehouse/industrial unit with open plan accommodation
- Strategically located on Ravensthorpe Industrial Estate just off main A644 Huddersfield Road with access to J25 M62 and J40 M1
- Benefitting from large surfaced yard area, internal canteen and eaves of up to 6.5m

**0113 2348999**

## Location

The property is situated on the junction of Low Mill Lane with Havelock Street on the popular Ravensthorpe Industrial Estate with nearby occupiers including John Cotton Group, Woodland Group, Chem Resist and WG Commercial. Ravensthorpe Industrial Estate is accessed off the A644 Huddersfield Road which links Dewsbury town centre with Mirfield.

The A644 Huddersfield Road provides excellent links throughout the North Kirklees/heavy woollen district and in particular the motorway network with junction 25 of M62 being less than 4 miles to the west and junction 40 of the M1 approximately 6 miles to the east.

## Description

The property comprises a part recently refurbished steel portal framed industrial/warehouse building with insulated cladding panels and an insulated profile metal clad roof with translucent roof panels (to part).

Following the owners purchase in 2018 the premises have been cleared of former ripening rooms to provide essentially open plan industrial/warehouse facility. The offices (accessed separately off Havelock Street) are to be retained by the landlord though the ground floor canteen can be made available with the warehouse/industrial space.



Externally the premises benefit from a large secure concrete yard providing excellent onsite loading with double gate access (off Riverside Way).

## Accommodation

Warehouse/industrial space 5,360m<sup>2</sup> (57,698 sq. ft)

Providing essentially open plan industrial/warehouse accommodation with eaves height up to 6.5m, 5 dock level loading doors and ground level access.

The premises include the provision of the ground floor canteen area.

Gross Internal Floor Area 5,360m<sup>2</sup> (57,698 sq. ft)

## Services

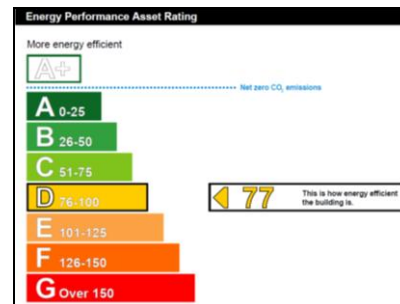
We are advised significant power is connected to the building along with mains sewer drainage and water in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

## Rating

We are verbally advised the whole of the premises have a Rateable Value of £200,000 with the National Uniform Business Rate for 2023/24 being 51.2p in the £.

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

## EPC



## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease from January 2024 with a commencing rent of £345,000 per annum exclusive.

## VAT

All rents are quoted exclusive of VAT if applicable.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2981/A/M  
Updated October 2023

Subject to Contract



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[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

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.