



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

SINGLE STOREY WORKSHOP/ WAREHOUSE UNIT

**UNIT 10 SCOUT HILL MILLS, BROAD STREET,
DEWSBURY, WEST YORKSHIRE, WF13 3SA**

425m² (4,578 sq. ft)



- Good quality single storey workshop/warehouse unit with small rear yard
- Located on an established industrial site & only 1 mile from Dewsbury town centre
- The site benefits from parking as well as good loading provisions

0113 2348999

Location

Scout Hill Mills fronts Broad Street only a short distance from its intersection with the extremely busy A644 Huddersfield Road, which is one of main arterial routes serving the North Kirklees/Heavy Woollen area.

Scout Hill Mills is only one mile to the south west of Dewsbury town centre. The immediate area is a mix of residential, industrial and commercial with only a short distance along Broad Street (which becomes Scout Hill Road) Riverbank Enterprise Centre which is a multi-occupational office/commercial complex and other occupiers in the area including Wilson Underlay and Wrigglesworths.

Description

Scout Hill Mills comprises a series of semi-detached and inter-connecting industrial/warehouse and office units being part brick built multi-story; two storey brick built office and ancillary block (which fronts Broad Street) along with a series of part modern single storey industrial/warehouse units being steel framed and clad in either insulated metal decking or asbestos.

Externally the site benefits from a surfaced service yard providing loading along with car parking.

Accommodation

Unit 10 425.31m² (4,578 sq. ft)

Unit 10 Scout Hill Mills comprises a single storey building under a pitched metal clad roof. The property includes part brick part metal clad walls with a solid concrete floor. The premises benefit from loading access to the front by way of a roller shutter from the shared concrete yard.

Internally the property benefits from open plan workshop space including good eaves and ancillary facilities including WC and canteen area. To the rear of the property is a small storage yard accessible through a shutter in the rear of the building.

Gross Internal Floor Area 425.31m² (4,578 sq. ft)

Services

We are advised Scout Hill Mills benefits from main electricity, water and sewer drainage in addition to independent electrical/lighting facilities. 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

We are verbally advised by Kirklees Metropolitan Council that the premises are assessed as :

Warehouse & Premises RV £12,500

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters directly with Kirklees MC on Tel 01484 221000.

Energy Performance Certificate

Unit 10 has an EPC rating of B (46).

Lease Terms

Unit 10 Scout Hill Mills is offered by way of a new tenants full repairing and insuring lease, for a period of years to be agreed incorporating 3 yearly rent reviews, plus the site service charge (if applicable).

Rent

£25,000 per annum exclusive.

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

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant 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
ben@michaelsteel.co.uk

Our Ref: 0542/A/M
October 2023

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
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.