



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**DETACHED INDUSTRIAL/
FACTORY PREMISES WITH
SIGNIFICANT OFFICES**

**KC HOUSE, 24 BRETTON STREET, DEWSBURY,
WEST YORKSHIRE, WF12 9BJ**

4,482m² (48,245 sq. ft) on 1.9 acres or thereabouts



- Detached industrial/manufacturing or warehouse premises with substantial HQ offices
- Benefitting from onsite parking and loading being conveniently located for M1 (Junction 40) & M62 (Junction 25 & 28)
- Situated in an established industrial location with nearby occupiers including Oakland Glass and UK Greetings

0113 2348999

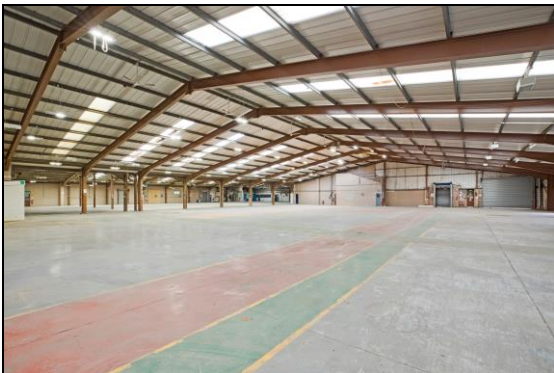
Location

The premises are situated on Bretton Street, immediately adjacent its intersection with Bretfield Court, being only one mile south of Dewsbury town centre. Located nearby on Bretton Street are occupiers including Oakland Glass and UK Greetings, with Bretton Street linking with Mill Street East with occupiers including Highgate Beds.

The premises enjoy strategic links to the majority of main arterial routes serving the north Kirklees area, in addition to junctions 25 and 28 of the M62 and Junction 39 and 40 of the M1 all being within a 5 mile radius.

Description

The premises comprise a modern steel portal framed, in two bays, single storey industrial/factory building being clad in brick and metal decking with a two storey brick built office building immediately adjacent Bretton Street. The main industrial section is under a double pitched roof with perspex rooflights providing essentially open plan works/storage facilities and some internal partitioning to provide office and ancillary facilities.



The main office building, situated adjacent Bretton Street, is brick built two storey providing reception facilities, along with a series of private and general offices, meeting rooms, print rooms/stores/workspace, canteen and ancillary facilities.



Total Site Area **0.77 ha** **(1.9 acres)**

Externally the premises benefit from access immediately off Bretton Street; a central yard providing turning and loading in addition to some car parking, along with a further car park at lower level (accessed off the central yard).

Accommodation

Warehouse	3,627.34m ² (39,045 sq. ft)
Ground floor offices	470.31m ² (5,062 sq. ft)
First floor offices	384.47m ² (4,138 sq. ft)

Gross Internal Floor Area **4,482.12m² (48,245 sq. ft)**

Services

We are advised the premises benefit from all main services, including gas and three phase electricity, in addition to individual lighting and heating appliances. 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 advised by Kirklees Metropolitan Council the premises are assessed at RV £148,000.

The National Uniform Business Rate for 2024/25 is 54.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate

The premises have an EPC rating of E (123)

Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis incorporating regular rent reviews.

Rent

Significantly reduced to only £195,000 per annum exclusive.

The rent is payable monthly or quarterly in advance.

Price

The landlord may reluctantly consider a sale in the region of £3.5m.

VAT

All rents and prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Dove Haigh Phillips
Sarah-Jayne Lishman or Simon Dove

Tel: 0113 2450550

Our Ref: 3479/A/M
Updated September 2024

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.