



Michael Steel & Co
PROPERTY CONSULTANTS

On the Instructions of Brookfield Group

TO LET

GOOD QUALITY SINGLE STOREY INDUSTRIAL/STORAGE UNIT

**UNIT 5 VICTORIA MILLS BUSINESS PARK,
MILL STREET EAST, DEWSBURY, WEST YORKSHIRE,
WF12 9AL**

375m² (4,036 sq. ft)



- Good quality single storey industrial workshop/storage unit with roller shutter loading door
- Conveniently located on the outskirts of Dewsbury in a mainly industrial area
- Benefitting from internally built office, good onsite loading and *immediately available for occupation*

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 mainly 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, part multi storey, units with good access and flexible unit size. Unit 5 is a brick built single storey unit under a pitched roof with Perspex roof lights, concrete floor and internal partitioning.

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

Accommodation

Unit 5 374.95m² (4,036 sq. ft)

Comprising a principally open plan workshop/storage unit with internal partitioning to create an office and toilets.

Gross Internal Floor 374.95m² (4,036 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

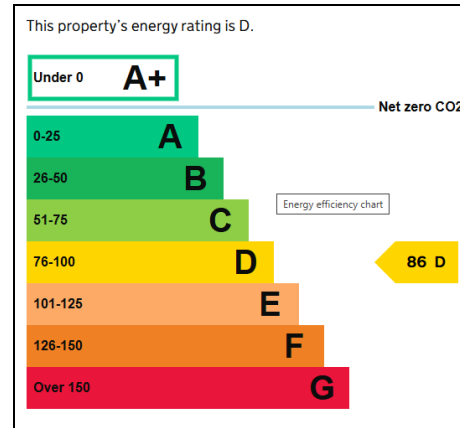
From our verbal enquiries of the Valuation Office website we understand the premises are assessed as follows:-

Warehouse & Premises RV £13,250

The National Uniform Business Rate for 2024/25 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 direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate



Lease Terms

Unit 5 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, plus the site service charge.

Rent

Unit 5 £22,500 per annum 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).

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

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

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

Our Ref: 0963/A/M
November 2024

Subject to Contract



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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.