



UNITS 8, 9 & 10, COUNTY WORKSHOPS, WOOD STREET,  
DEWSBURY, WF13 1QU

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**BTG**  
**Eddisons**

# Units 8, 9 & 10, County Workshops, Wood Street

Dewsbury, WF13 1QU



Tenure

To Let



Property Type

Industrial



Rental

On application



Size

252.05sq m (2,713sq ft)  
Consideration will be taken on  
a split basis



Location

Dewsbury, WF13 1QU



Property ID

731.4554a (1221988)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

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**HARVEY BLAND**  
Graduate Surveyor

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01274 734101

## Property

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The property comprises a redeveloped factory of brickwork construction under pitched north light patent glazed and slate roofs arranged over two principal floors.

The accommodation is set to undergo a detailed refurbishment, which can be tailored to suit the incoming tenants requirements, and includes decoration throughout, new electrics (with socket layouts TBC), LED lighting and two sets of double personnel/loading doors, uPVC double glazed windows, kitchenette and toilet facilities. The unit is easily accessed straight from the property's shared forecourt car parking and loading area.

Unit	m <sup>2</sup>	ft <sup>2</sup>
Unit 8	85.39	919
Units 9 & 10	166.66	1,794

## Energy Performance Certificate

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The EPC rating will be confirmed following refurbishment of the units.

## Services

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We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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**Description:** Workshop and Premises  
**Rateable value:** £11,000

## Terms

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The property is available **To Let** by way of a new tenant's Fully Repairing and Insuring lease, for a term to be agreed, incorporating periodic rent reviews where applicable.

Alternatively, our client can consider a split letting of Unit 8 as a single unit and units 9&10 taken together.

## Rental

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**Rental on application.**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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Prices and rental are exclusive of VAT. In this instance, VAT is chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.





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