

# TO LET MODERN SINGLE STOREY TRADE COUNTER/INDUSTRIAL UNITS

**Eddisons**



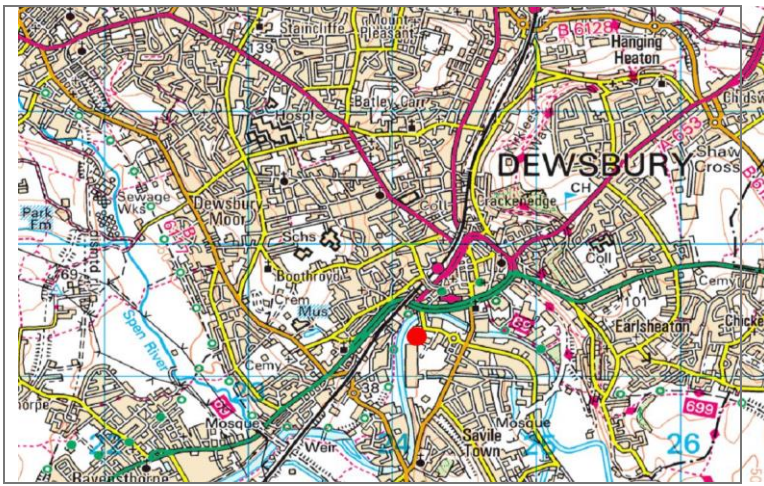
## UNITS 3H & 3I, MILL STREET WEST, ANCHOR BRIDGE WAY, DEWSBURY, WF12 9QS

### RENT ON APPLICATION

- Established industrial estate.
- To be refurbished to a high standard.
- Excellent location for motorway access/distribution.

### AVAILABLE SPACE

From 45.99m<sup>2</sup> - 91.98m<sup>2</sup>  
(495sq ft - 990sq ft)



## LOCATION

The estate is conveniently located just off Mill Street West being approximately ¼ mile from Dewsbury town centre. The units are next to the A638 and offers easy access to the national motorway network with J40 of the M1 only 4 miles and J28 of the M62 just 5 miles.

This high quality industrial estate is set in an established commercial location, all of the units have roller shutter doors and plenty of parking. The estate is protected with secure fencing and a lockable gate, accessed from Anchor Bridge Way.

## DESCRIPTION

The property comprises modern steel portal framed industrial/warehouse units under a profiled sheet metal roof incorporating translucent roof panels.

The units benefit from concrete floors with drive in access roller shutter doors. WC facilities are partitioned out.

UNIT	M <sup>2</sup>	SQ FT
3H Ground floor	45.99	495
3i	45.99	495
<b>Total approx. GIA</b>	<b>91.98</b>	<b>990</b>

The units are served by a secure surfaced yard with good parking.

## RATEABLE VALUE

### Unit 3H

Description / Workshop and Premises

Rateable value / £4,100

### Unit 3i

Description / Workshop and Premises

Rateable value / £3,750

## EPC

An EPC has been commissioned.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The premises are offered to let on a full repairing and insuring lease for a term to be agreed. The units can be taken as a whole or individually.

Rental – upon application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

Email / [fraser.downes@eddisons.com](mailto:fraser.downes@eddisons.com)

Ryden

Tel / 0113 243 6777

**SUBJECT TO CONTRACT**

FILE REF / 731.4382A (160841)

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