

To Let

# Ratcliffe Mills Business Park



 Forge Lane, Dewsbury,  
WF12 9BU

**WalkerSingleton**  
Chartered Surveyors

**New development of modern  
industrial/Business Units ranging  
from 730 ft<sup>2</sup> to 5,522 ft<sup>2</sup>**

# Overview

## Location

**Ratcliffe Mills Business Park is located with a prominent frontage to Forge Lane in the Thornhill Lees area of Dewsbury.**

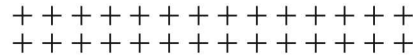
Dewsbury town centre is located approximately 1 mile North of the business park with connections to both the M62 and M1 motorways within a 10 – 15 minute drive.



# Details



**Ratliffe Mills Business Park consists of three terraces of brand new modern light industrial storage units, of single storey clearspan steel portal frame construction, with an eaves height of approximately 7m beneath dual pitched metal profile sheet roofs incorporating translucent roof lights.**



Benefiting from a sealed concrete floor, roller shutter loading doors, personnel doors and the potential to install kitchenette, toilet and ancillary office accommodation.

Externally the surfaced yard services the units, having the benefit of allocated car parking. All units are set within a secure site environment.

EPC's will be available on practical completion.

### Business rates

Each unit will require assessment for business rate purposes on completion. Assessments of £12,000 Rateable Value or less qualify for small business rates relief, if eligible.

### Planning

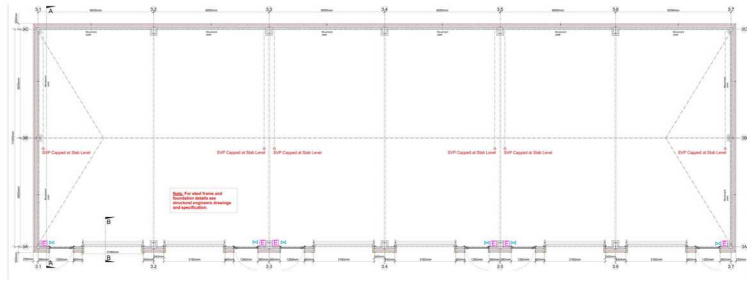
Class B1 and B8 of the Town and Country Planning (Use Classes Order) 1987, as amended. Perspective tenants are advised to satisfy themselves with regard to all planning matters. Contact Kirklees Planning Authority.

# Unit 1



**730 ft<sup>2</sup> - 4,380 ft<sup>2</sup>**

The unit can be split into units of 730 ft<sup>2</sup> or let as a whole.

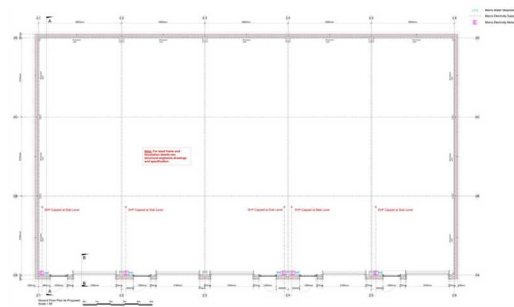


# Unit 2



**1,104 ft<sup>2</sup> - 5,520 ft<sup>2</sup>**

This unit can be split into units of 1,104 ft<sup>2</sup>  
or let as a whole.

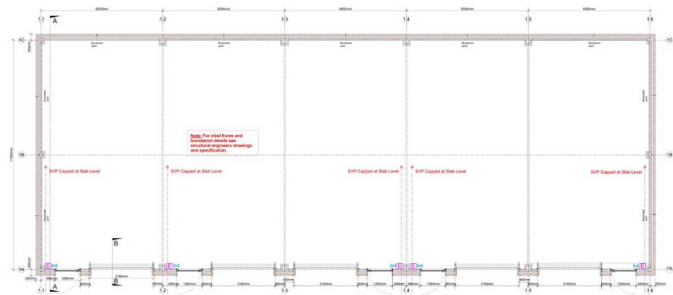


# Unit 3



**730 ft<sup>2</sup> - 3,650 ft<sup>2</sup>**

This unit can be split into units of 730 ft<sup>2</sup> or let as a whole.



Each unit is available by way of a new tenants full repairing and insuring lease for a term of years to be agreed, plus site service charge.



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#### Rent

Price on application

#### VAT

All rents are quoted exclusive of VAT, and we understand VAT will be chargeable.

#### Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.



#### **Viewing**

For further information and viewing arrangements please contact the sole agent



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