



**RENT**  
**£95,000**  
(per annum)



**Unit at Forge Lane**  
**Dewsbury, West Yorkshire, WF12 9BU**

Leasehold | 1.91 Acres of Industrial Land | 6,788 Sq Ft (630.62 Sq M)



**TO LET**



## Location

A prominent industrial site on Forge Lane in the Thornhill Lees area of Dewsbury. It is accessed just off the B6117 and Dewsbury town centre is located and the A644 are approximately 1 mile to the north of the site. The site also benefits from excellent road connections to both the M62, 5 miles to the west, and M1 4 miles to the east.



## Description

A former Tarmac bagging plant sitting on a 1.91 acre surfaced and predominantly level site.

The industrial unit comprises a two-storey office block to the front elevation with two sections of open plan warehouse with two roller shutter doors for access. Staff welfare facilities are at both ground and first floor level of the offices.

The unit has three phase power and an eaves height of up to 4.31m.

The offices have been fitted to a high standard and include a range of open plan and individual offices.

The unit is sited on a large yard extending to 1.91 acres, which is primarily concrete surfaced and level. The yard is secured by a combination of palisade and mesh fencing. There is considerable room for turning and loading together with a separate parking area.

We consider the property is suitable for a range of industrial uses including builders merchant, haulage and storage and distribution.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	5,181	481.33
Offices	1,608	149.32
<b>Total</b>	<b>6,789</b>	<b>630.65</b>

The overall site area amounts to 1.91 acres





## Further information

### Lease Terms

The property is available to let by way of a new lease for a term to be agreed..

### Rent

£95,000 per annum.

### Tenure

Leasehold.

### Business Rates

The property has a rateable value of £49,750.

The small business multiplier for the year 2024-2025 is £0.499.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

C - 72.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

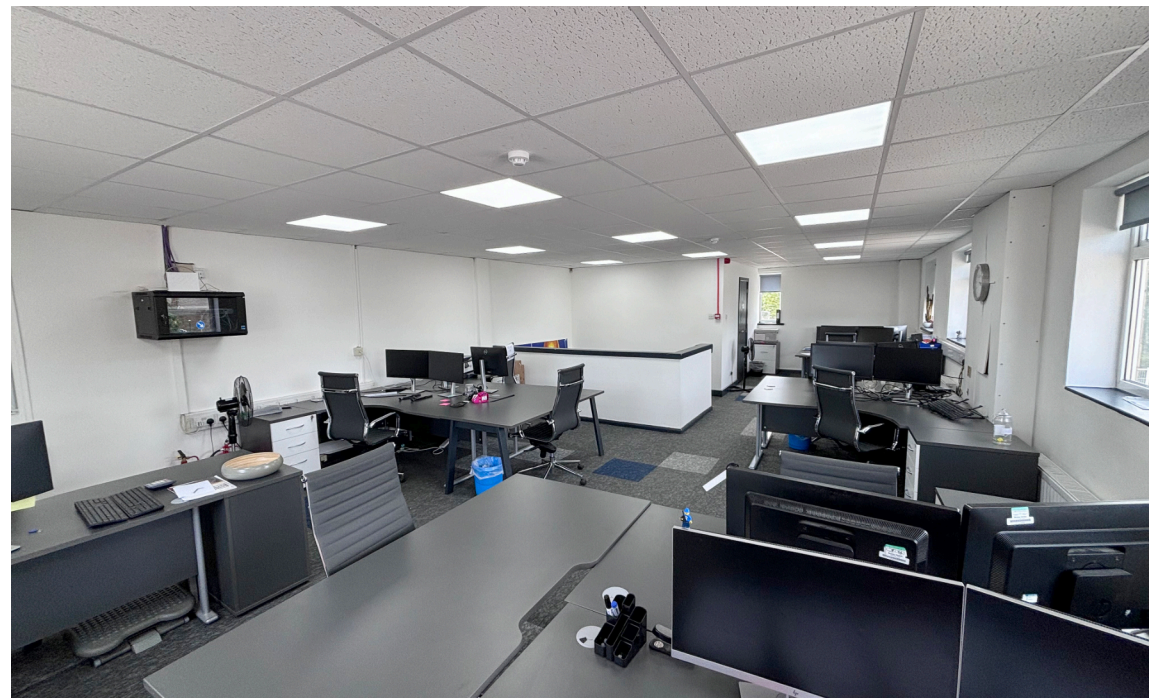
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

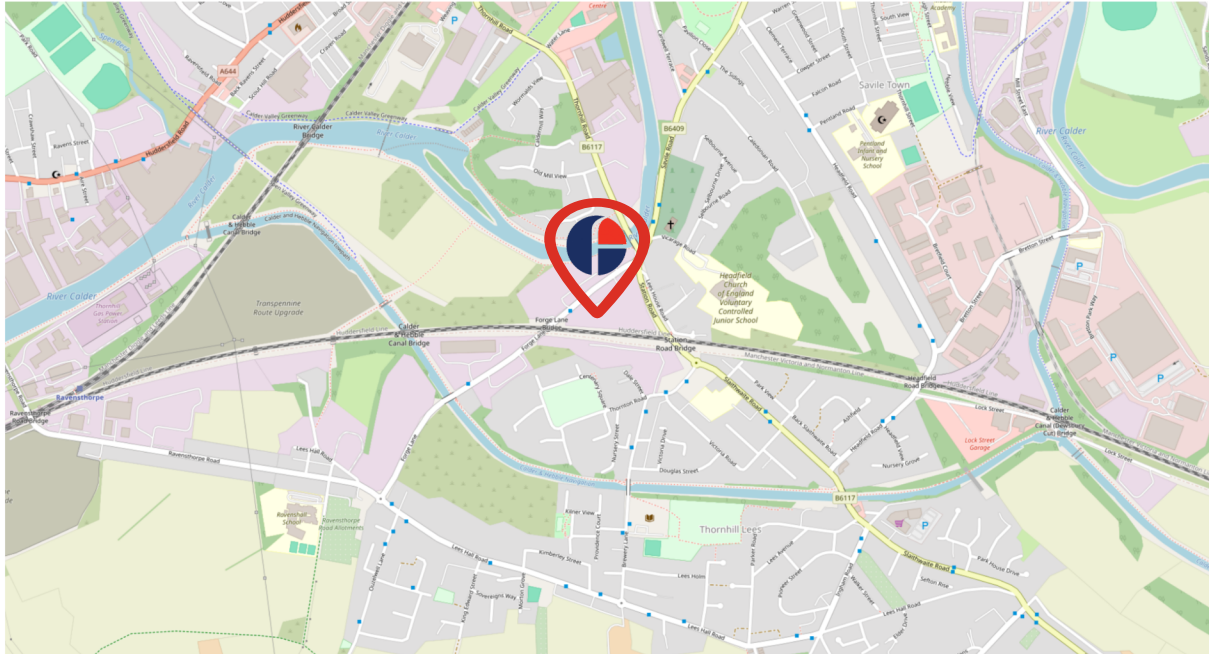
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

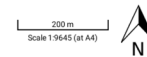
Strictly by prior arrangement with the sole agents.



# Unit at Forge Lane, Dewsbury



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Leeds - 11.6 miles</li><li>• Wakefield - 7.4 miles</li><li>• Sheffield - 29.9 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Dewsbury - 1.5 miles</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Leeds Bradford - 17.4 miles</li></ul>

	<b>Viewings</b>
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Particulars dated July 2024. Photographs dated July 2024.

