

**AVISON  
YOUNG**

**To Let**

**Modern Distribution Unit  
and Offices (Part Unit)**

**c.15,000 sqft. High 9.5m Eaves**  
Unit 600 Bretton Park, Dewsbury,  
West Yorkshire, WF12 9BS



# External Overview Back

The property comprises a modern purpose built warehouse unit on the popular Bretton Park estate. From the estate, there is good access west via the A644 to Mirfield, Huddersfield, and Junction 25 M62, north via the A653 Leeds Road to Batley and Junction 28 M62, and east via the A638 to the M1 at Junction 40. Local occupiers include UK Greetings, Blue Spot Furniture and Highgate Beds.

The warehouse benefits from both ground and dock level loading, and a large secure service yard. It is fitted out with high bay racking and lighting.

\*Highlighted area includes access way for adjacent unit & is an indicative boundary



**Ample Space for Industrial Vehicles**

# External Overview Front

To the front of the unit is a two storey office section and car park. The owner occupies the unit at present, but part is surplus to their requirements.

## Other features also include:

- Intruder Alarm
- CCTV
- Broadband
- Fully Air Conditioned

\*Highlighted area includes access way for adjacent unit & is an indicative boundary



# Warehouse Overview

- High 9.5m Eaves
- 1000 Fully Racked Pallet Locations
- Potential for 500 more
- Fully Racked
- Ample Floor Space
- LED Lighting
- Gas Fire Warm Air Blowers

	Sq M	Sq Ft
Warehouse	1,047	11,275
First Floor Offices	272	2,929
<b>Total</b>	<b>1,319</b>	<b>14,204</b>

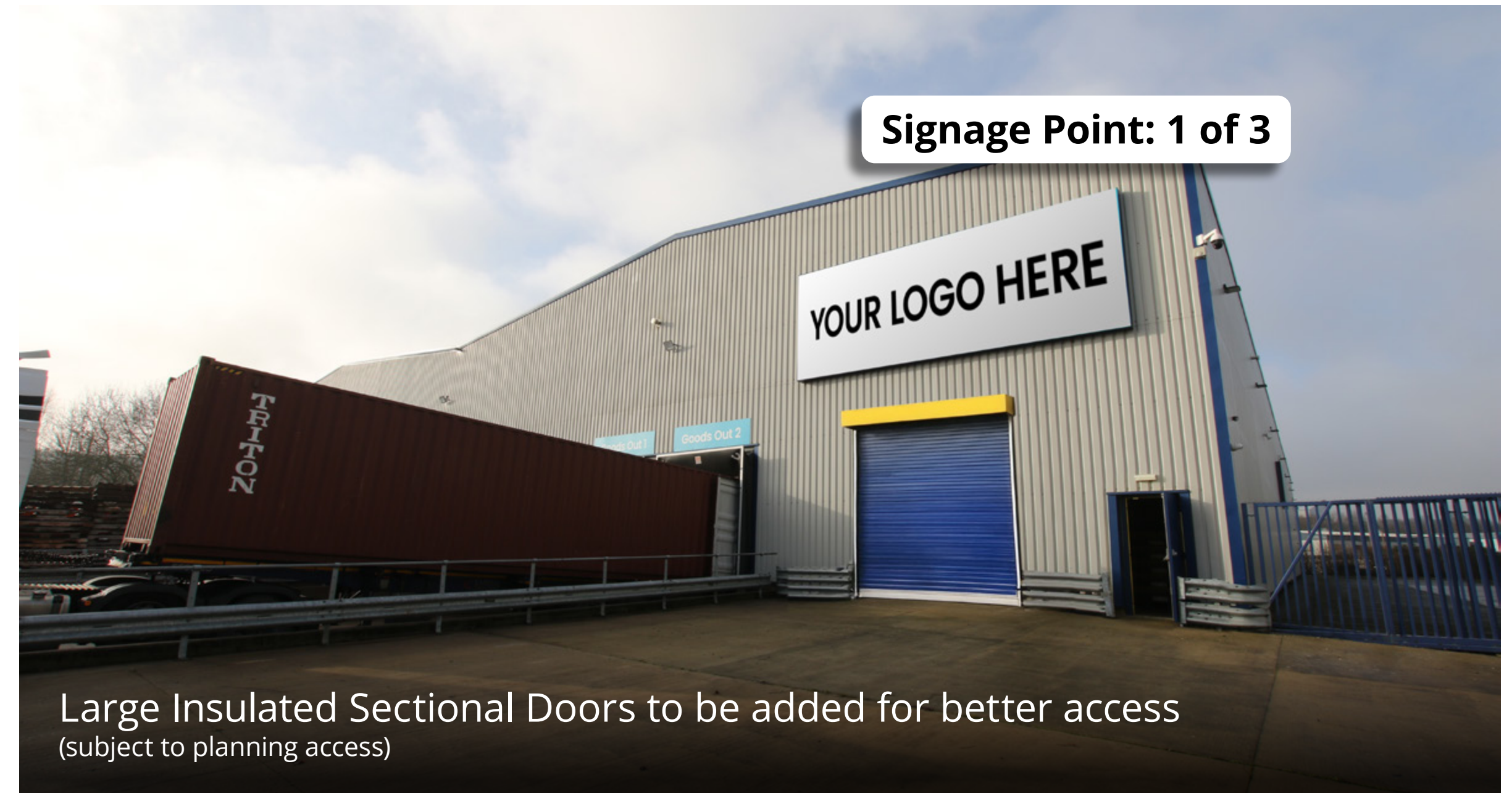


Partitioned Wall

Warehouse

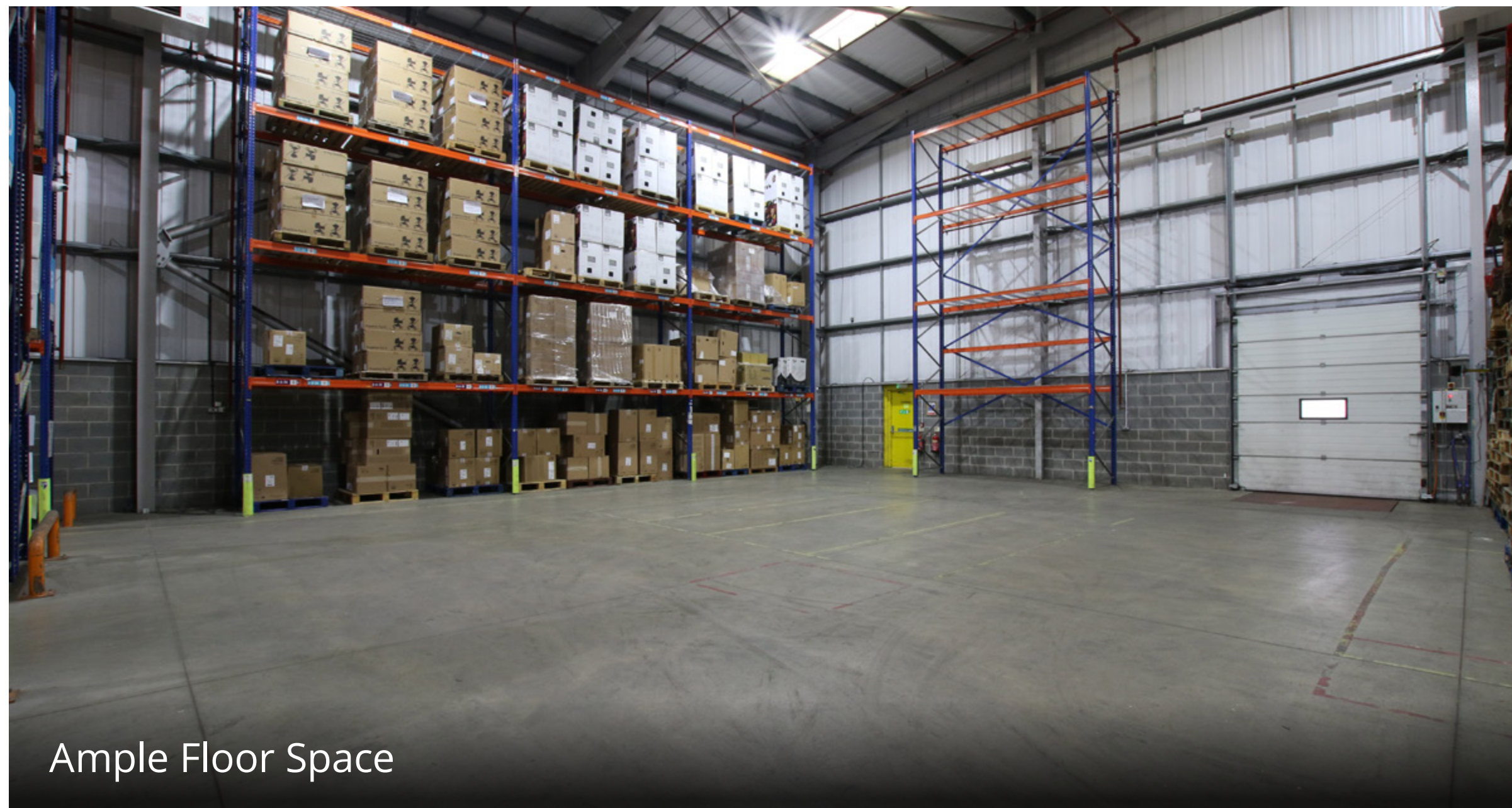


Loading Dock Leveller

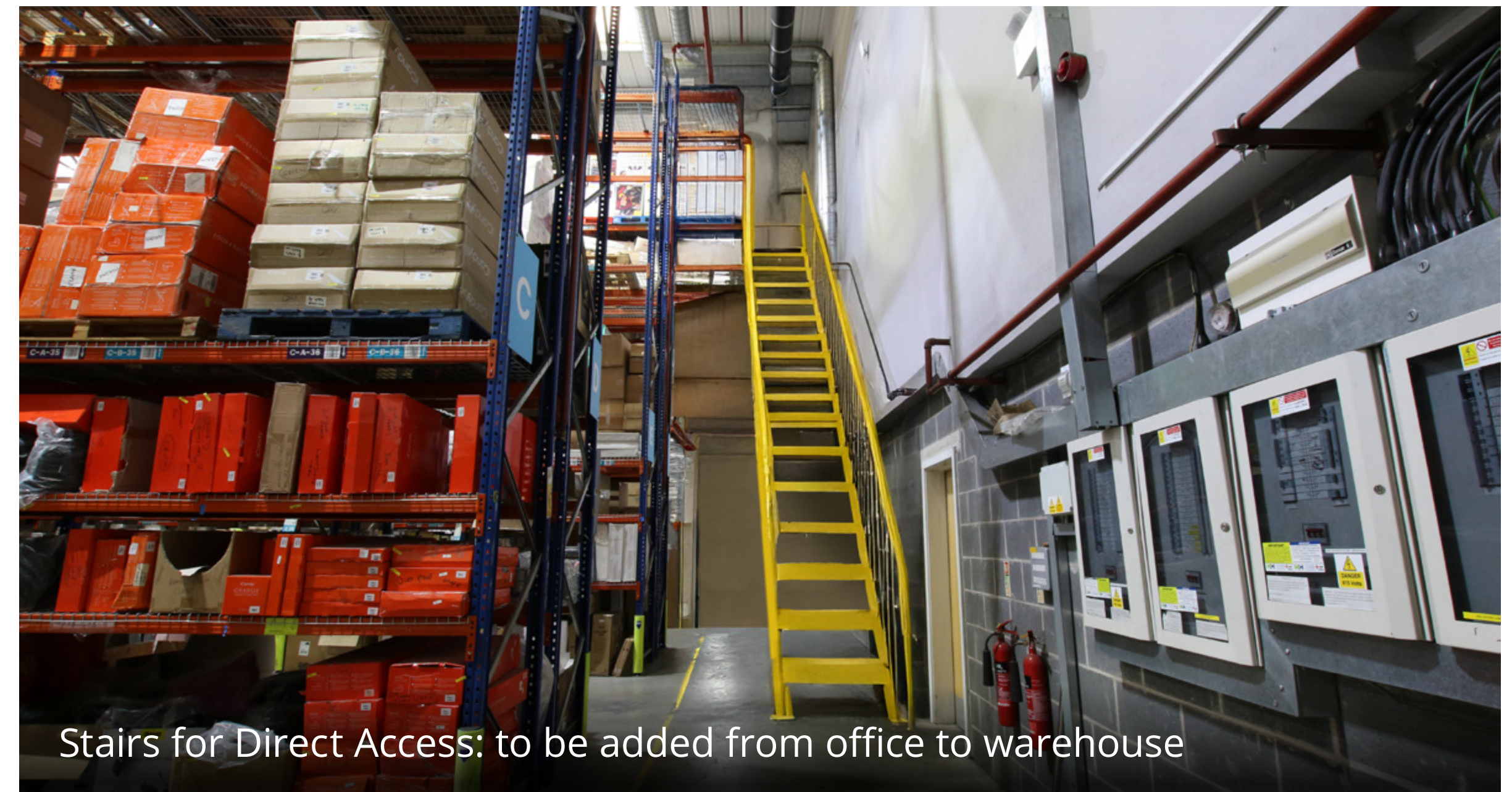


Signage Point: 1 of 3

Large Insulated Sectional Doors to be added for better access  
(subject to planning access)



Ample Floor Space



Stairs for Direct Access: to be added from office to warehouse



2 x Board Rooms



Large Communal Office Space



4 x Individual Rooms



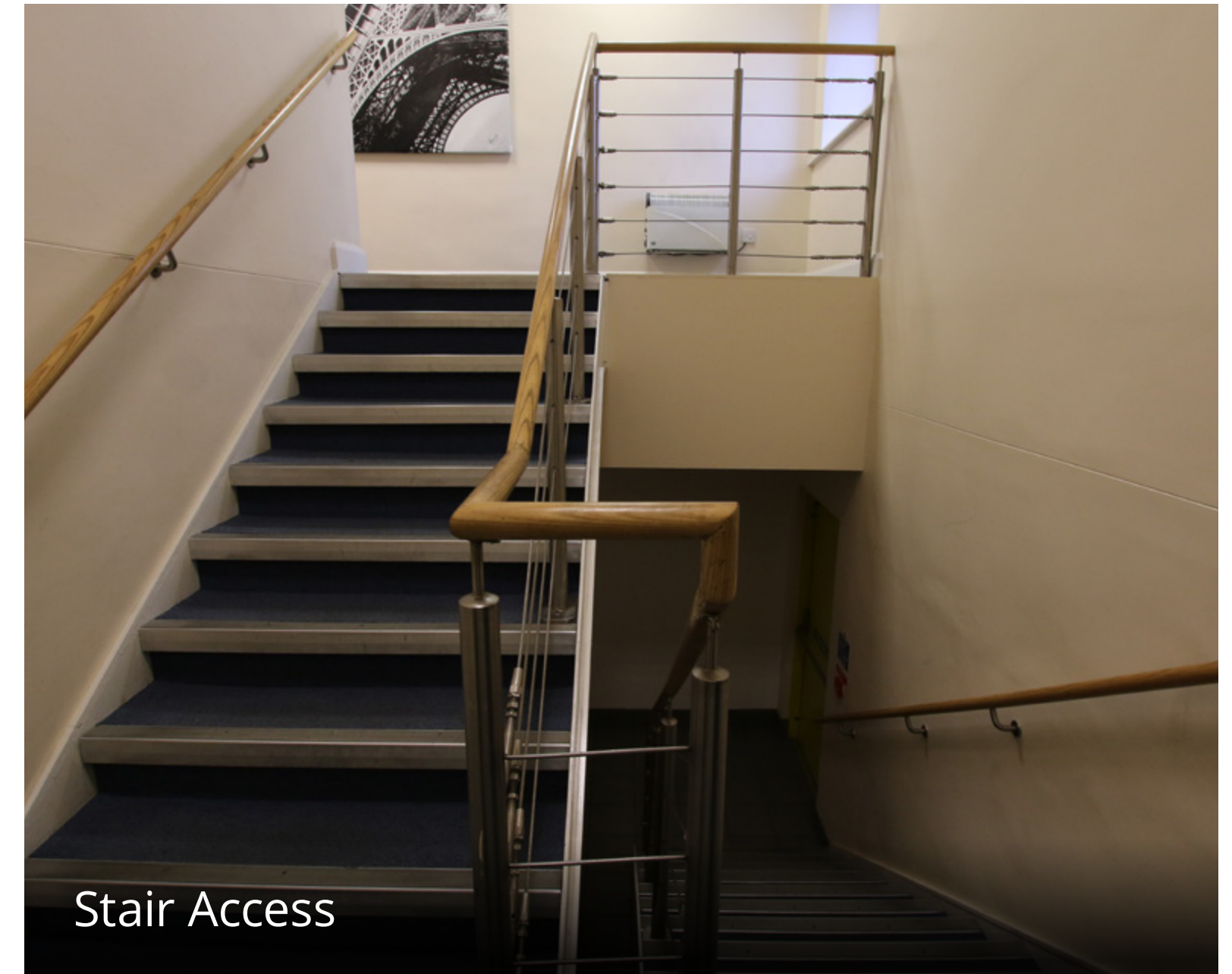
Interior of 4 x Individual Rooms



Modern Kitchen



Lift Access



Stair Access



Male WC



Female WC



Guest Reception



Staff Stair Access



Gated Access via Mobile Phone & Intercom



Car Parking: up to 40 Vehicles

# Further Information

## Business Rates

The overall property has a Rateable Value of £225,000. Business rates would be apportioned pro rata in respect of the area demised for the letting.

## Planning

The property was originally consented for B1c, B2 and B8 uses. It is currently used for B8 use, with no hours of use or noise restrictions.

## Terms

The surplus elements of the property are available by way of a lease or licence on terms to be agreed.

## EPC

The property has a score / rating of C64.



# Find Out More

## Rob Oliver

+44 (0) 113 280 8034

+44 (0) 7769 643 325

rob.oliver@avisonyoung.com

## Jake Pygall

+44 (0) 113 280 8062

+44 (0) 7795 237 286

jake.pygall@avisonyoung.com

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

6. Corporate structure and ownership details.
7. Identification and verification of ultimate beneficial owners.
8. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON  
YOUNG**

**avisonyoung.co.uk**