

AWS

Surveyors & Property Consultants

TO LET SELF CONTAINED FACILITY

UNIT 4, BREWERY LANE,
DEWSBURY WF12 9HU

• 7,931 SQ FT



www.awsltd.co.uk



LOCATION

Brewery Lane comprises a small industrial site situated to the south west of Dewsbury Town Centre benefitting from excellent access to the arterial routes through the Town to both Leeds and Wakefield as well to the motorway network.

The immediate area is of mixed use development with there being residential, industrial and railway development adjacent.

DESCRIPTION

The property is a modern unit of steel frame construction with brick and metal clad elevations incorporating office accommodation at ground floor.

The unit is fully lit and benefits from 3 phase power, gas and other utilities.

There are 21 car parking spaces on the eastern elevation and a large yard area on the western elevation.

PLANNING

The property has planning consent for B8 use under the Use Classes Order.

ACCOMMODATION

Ground floor workshop and premises – 7,931 sq ft

RATEABLE VALUE

We understand the rateable value for the property is **£27,750**

TERMS

The premises are offered on a new 10 year lease with a rent review in the 5th year on a full repairing and insuring basis at a rent to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full EPC is available upon request.

AWS

0113 235 1362
www.awsLtd.co.uk

VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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