



FOR SALE / MAY LET
Price on application



**Unit at Station Road,
Dewsbury, West Yorkshire, WF12 9BU**

Freehold / Leasehold | 1.83 Acres of Industrial Land | 13,000 Sq Ft - (1,208 Sq M)



**FOR SALE /
MAY LET**



Location

The highly prominent roadside site sits on the corner of Forge Lane and Station Road in the Thornhill Lees area of Dewsbury, Dewsbury town centre and the A644 are approximately just one mile to the north.

This location also benefits from excellent connectivity to the regional motorway network, with the M62 situated approximately 5 miles to the west and the M1 around 4 miles to the east, providing efficient access to Leeds, Manchester, Sheffield and beyond.



Description

Occupying a prominent 1.83 acre site, this commercial property provides a 13,000 sq ft versatile unit with excellent roadside visibility from both Forge Lane and Station Road (B6117). The site is predominantly level and largely concrete surfaced with excellent turning space.

The single storey commercial unit comprises a steel portal frame with brick elevations and is configured as two interconnected open-plan warehouse sections. With five roller shutter doors, 3 phase power supply and translucent roof sheeting. The property is well equipped for a variety of operational needs.

We consider the unit to present excellent potential for a range of uses including industrial, roadside development, trade counter, haulage and storage and distribution. Previously occupied by an automotive retailer as well as an aggregates bagging facility, the site demonstrates strong suitability for multiple sectors.

While currently vacant and in need of some repair, the existing building offers substantial scope for refurbishment or redevelopment.



Accommodation

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

Description	Sq Ft	Sq M
Warehouse	13,000	1,208

The overall site area amounts to approximately 1.83 acres.



Further Information

For Sale / To Let

On application

Business Rates

The property has a rateable value is £67,500. Occupiers will be responsible for paying Business Rates direct to the local authority.

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.

EPC

EPC C-52

Legal Costs

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

Fixtures & Fittings

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

Anti Money Laundering

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

VAT

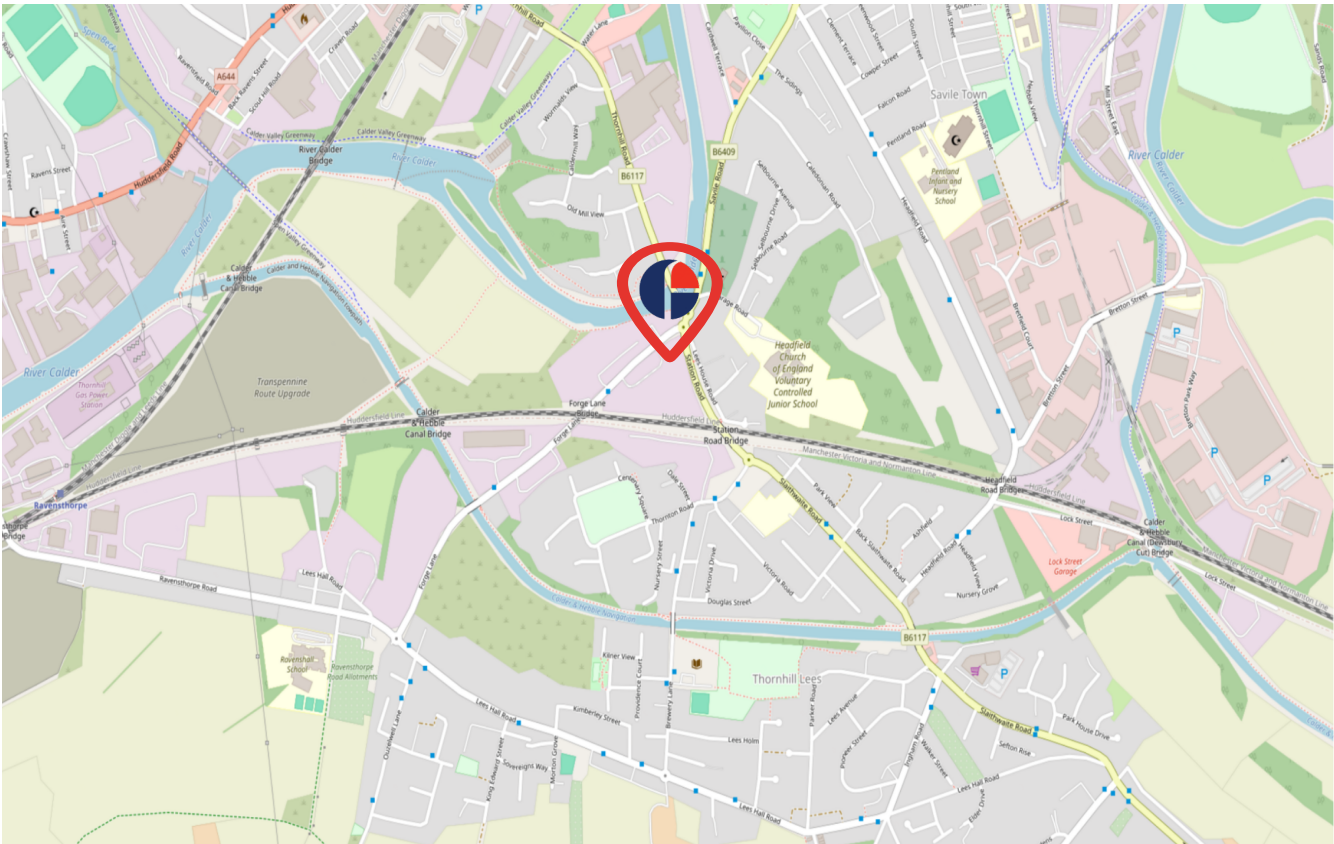
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / occupier should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

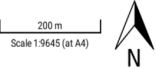
Strictly by prior arrangement with the sole agents.



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Approximate Travel Distances

Locations

- Leeds11.6 miles
- Wakefield7.4 miles
- Sheffield29.9 miles

Nearest Station

- Dewsbury1.5 miles

Nearest Airport

- Leeds/Bradford17.4 miles

Nearest Port

- Doncaster IPort42.2 miles

Viewings

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Particulars dated April 2025. Photographs dated April 2025.