



Unit 12

Savile Bridge Mills, Savile Road, Dewsbury, WF12 9AF

Refurbished unit located on an established commercial site.

1,635 sq ft (151.90 sq m)

- Excellent location providing main road frontage
- Manual roller shutter door
- Shared yard
- LED lights
- Designated parking space
- The landlord is not seeking to let the property to automotive repair users.

Summary

Available Size	1,635 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£26.36 per month
EPC Rating	Upon enquiry

Description

The property comprises a unit located on an established commercial estate, benefitting from the following specification:

- Manual roller shutter door
- LED lights
- Steel portal frame construction
- Shared toilet facilities

Location

Savile Bridge Mills is directly situated on Mill Street East, fronting B6409 providing excellent frontage for occupiers.

Savile Bridge Mills is 0.5 miles South of Dewsbury city centre and a 10 minute walk from Dewsbury Bus Station and multiple leisure parks. The property provides great connectivity to the national motorway network, with junction 40 of the M1 being 4 miles away via A638. Nearby occupiers include Screwfix, Sainsbury's, B&Q and Pure Gym.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Section 1 Unit 12	414	38.46	Available
Unit - Section 2 Unit 12	1,221	113.43	Available
Total	1,635	151.89	

Viewings

Viewings are available via the sole agents.

Terms

Occupation is by way of a standard flexible "easy in easy out" lease agreement.

Legal fees

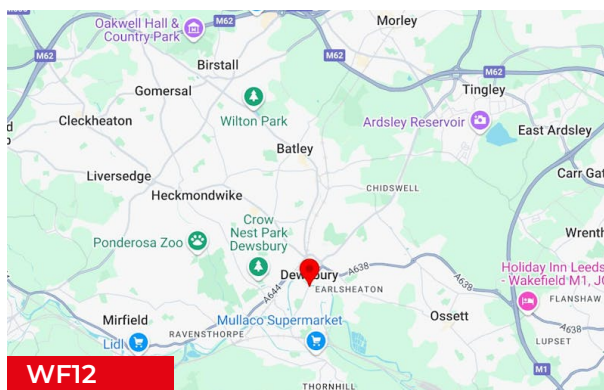
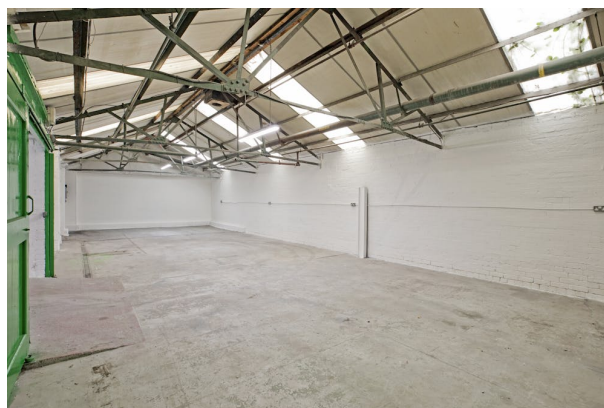
The standardised lease agreement should minimize any legal costs. However, each party to bear their own costs in relation to the transaction.

Business Rates

We understand the property has been removed from the rating list. Prospective tenants should carry out their own due diligence regarding rates.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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