



Unit 2A

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

Well presented commercial unit in the centre of Dewsbury

1,997 sq ft (185.53 sq m)

- 2 x Parking spaces
- Internal WC
- Electric roller shutter access
- Internal office

Summary

Available Size	1,997 sq ft
Rent	£6 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

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

- 3.68m eaves height
- 2 x parking spaces
- Electric roller shutter door
- Internal WC
- Internal office space
- Gas blower

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 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	1,997	185.53	Available
Total	1,997	185.53	

Viewings

Viewings are available via the sole agents.

Terms

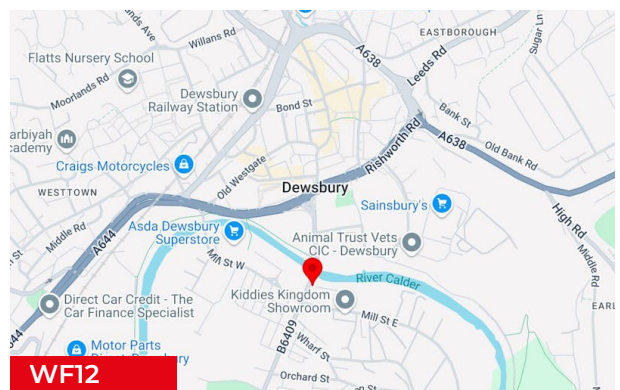
Occupation is by way of a standard flexible "easy in easy out" lease agreement.

Legal fees

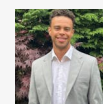
Each party to bear their own costs in relation to the transaction.

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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