



Unit 3

Shaw Cross Court, Shaw Cross Business Park, Dewsbury, WF12 7RF

High Quality Warehouse / Light Industrial / Trade Counter Unit

3,670 sq ft
(340.95 sq m)

- Excellent access to J28 M62 & J40 M1



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Summary

Available Size	3,670 sq ft
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	Upon enquiry

Description

Modern single storey light industrial unit with an insulated double skinned pitched roof incorporating translucent roof panels and LED lighting.

The unit benefits from a reinforced concrete floor and is accessed via a full height loading door to the front elevation.

The property benefits from good quality ground floor office space, kitchenette facility and male and female WC's. There is a good quality open plan first floor works office.

Externally there is an extensive shared concrete yard area to the front with security lighting and good car parking.

Location

The property is located on the popular and established Shaw Cross Business Park, situated off the A653 Leeds-Dewsbury Road.

The A653 leads directly into Leeds and provides access to the region's motorway network.

There is excellent access to both the M1 (J40) and M62 (J28), both a few minute's drive away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,760	256.41
Ground - Office/Welfare	365	33.91
1st - Works Office	545	50.63
Total	3,670	340.95

Services

We understand that mains 3 phase electricity, mains gas, mains water and mains drainage are all available.

Terms

Available to let on a new lease on terms to be agreed – please contact the joint sole letting agents.



Viewing & Further Information



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