



Unit 8

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

High Quality Warehouse / Light Industrial / Trade Counter Unit

3,185 sq ft
(295.90 sq m)

- Established industrial location
- Excellent access to J28 M62 & J40 M1
- 6m eaves
- 3 phase electricity
- Good quality offices and staff facilities



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Summary

Available Size	3,185 sq ft
Rent	£9.25 per sq ft
Rates Payable	£11,227.50 per annum
Rateable Value	£22,500
Service Charge	£2,160 per annum
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party will be responsible for their own legal fees incurred in this transaction.
BER Rating	D (91)

Description

Estate road frontage, modern single storey light industrial unit with an insulated double skinned pitched roof incorporating translucent roof panels and fluorescent lighting. The unit benefits from a reinforced concrete floor and loading area and is accessed via a full height loading door to the front elevation.

The property benefits from good quality ground and first floor air conditioned office space incorporating suspended ceiling grid, kitchenette facility and male and female WC's.

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

Location

Shaw Cross Court forms part of the high-quality 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 via Junction 28 of the M62 and Junction 40 of the M1, both only minutes away.

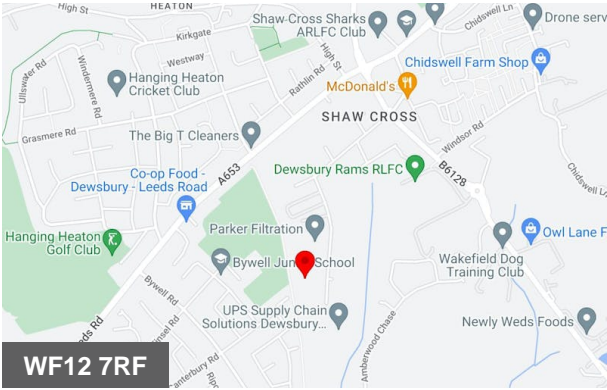
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,220	206.24
Ground - Office/Welfare	800	74.32
1st - Meeting/Staff Room	165	15.33
Total	3,185	295.89

Terms

The property is available on a new full repairing and insuring lease for a number of years to be agreed. For further information, please contact the agents.



Viewing & Further Information



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