

Unit 3B

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

Cost effective commercial space within established site

394 sq ft (36.60 sq m)

- Roller shutter access
- Easy in easy out agreement
- Within small business rate threshold
- Additional mezzanine space
- North lit roof light
- LED lighting

Summary

Available Size	394 sq ft
Rateable Value	£1,725
Service Charge	£248.52 per annum
EPC Rating	Upon enquiry

Description

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

- Steel mezzanine
- Solid concrete floor
- Electric roller shutter door
- LED lighting

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	394	36.60	Available
Mezzanine	200	18.58	Available
Total	594	55.18	

Viewings

Viewings are available via the sole agents.

Terms

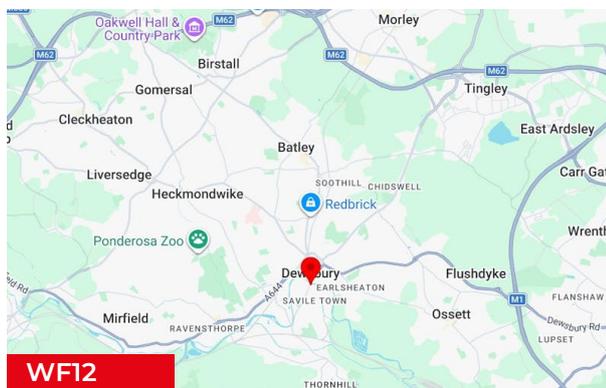
Occupation is by way of a standard flexible "easy in easy out" lease agreement.

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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