



## Unit 2 Riverside Way, Ravensthorpe, Dewsbury, WF13 3LG

Modern industrial unit providing multi-occupancy

**4,819 sq ft (447.70 sq m)**

- Ground level loading door
- 4.6m minimum eaves height
- Prominent position
- Secure self contained yard
- Internal office accommodation

### Summary

Available Size	4,819 sq ft
Business Rates	Further details available on request.
EPC Rating	D

### Description

The property comprises a modern industrial unit of steel portal frame construction beneath a pitched roof incorporating translucent roof panels. Internally, the unit benefits from a solid concrete floor accessed via roller shutter door and in brief the following specification;

- Internal office space
- Lighting and heating to warehouse
- 4.6 min eaves height
- 3 phase electricity supply
- Self-contained and secure yard area

### Location

The property is located on a corner position at the junction of Riverside Way and Low Mill Lane in Ravensthorpe. Ravensthorpe is an established industrial location on located between Mirfield and Dewsbury, and via the A644 being nearly equidistance between J25 of the M62 Motorway (4.5 miles to the west) and J40 of the M1 Motorway which is approximately 5.5 miles to the east.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	4,819	447.70	Available
<b>Total</b>	<b>4,819</b>	<b>447.70</b>	

### Viewings

Viewings are available via the sole agents DHP.

### Terms

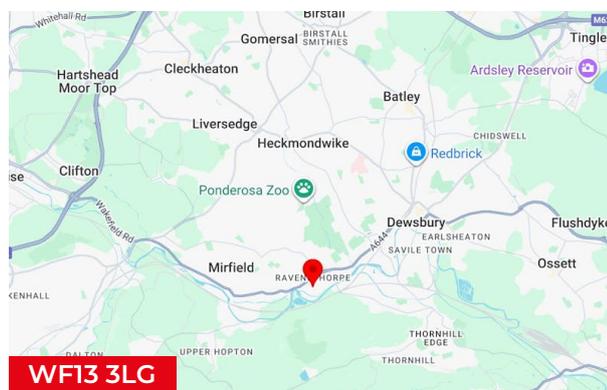
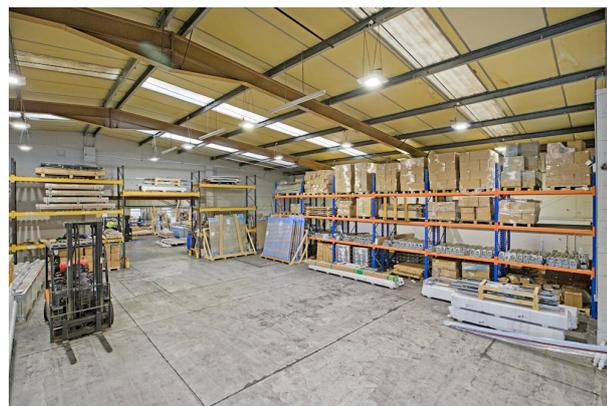
The property is available by way of a new lease on terms to be agreed.

### 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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