

An aerial photograph of the Mill Street West Industrial Estate in Dewsbury. The image shows several large industrial buildings with white walls and dark roofs, some with red accents. There are parking lots with various vehicles, including cars and trucks. A large green field with trees is visible in the background. The text 'NorthCap' is overlaid in the top left corner, and 'TO LET' is in large white letters below it. Further down, the size of the units and their availability are listed. The main title 'Mill Street West Industrial Estate' is prominently displayed in the center. Below that, the address and a placeholder for a phone number are provided. The website URL is at the bottom left, and a page number '01' is in the bottom right corner.

NorthCap

TO LET

936 TO 4,704 SQ FT (86.96 TO 437.02 SQ M)

Refurbished industrial/warehouse units - To Let - Available Now

Mill Street West Industrial Estate

Mill Street West | Dewsbury | WF12 9PP

///spared.puns.rotate



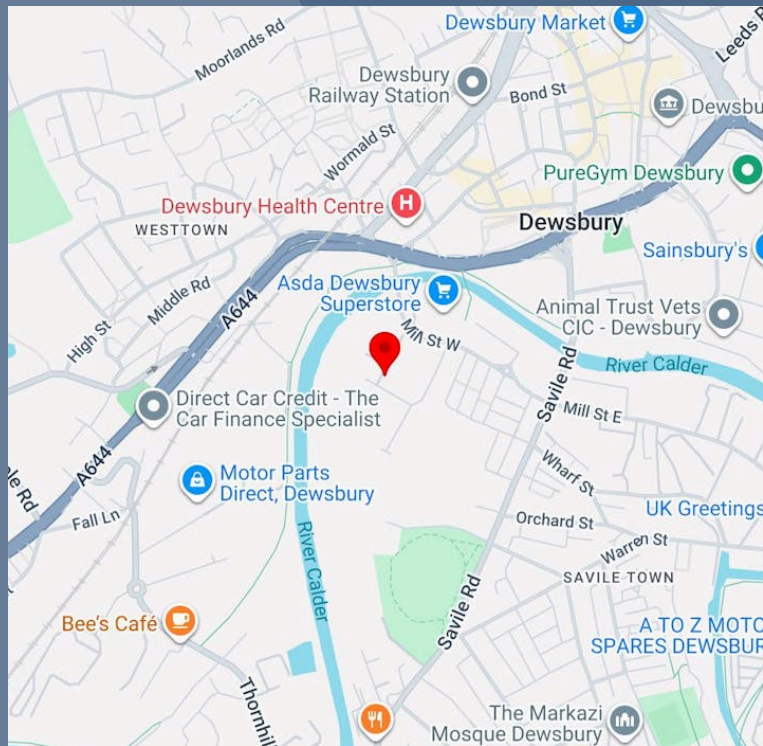
TO LET

Refurbished industrial/warehouse units - To Let -
Available Now

- ▶ Refurbished Industrial/Warehouse units
- ▶ Located close to Dewsbury Town Centre
- ▶ 5m eaves height
- ▶ LED lighting
- ▶ Full height loading doors
- ▶ Local amenities nearby include ASDA and Starbucks
- ▶ Large shared yard areas
- ▶ W/C and Kitchen facilities
- ▶ Personnel door access

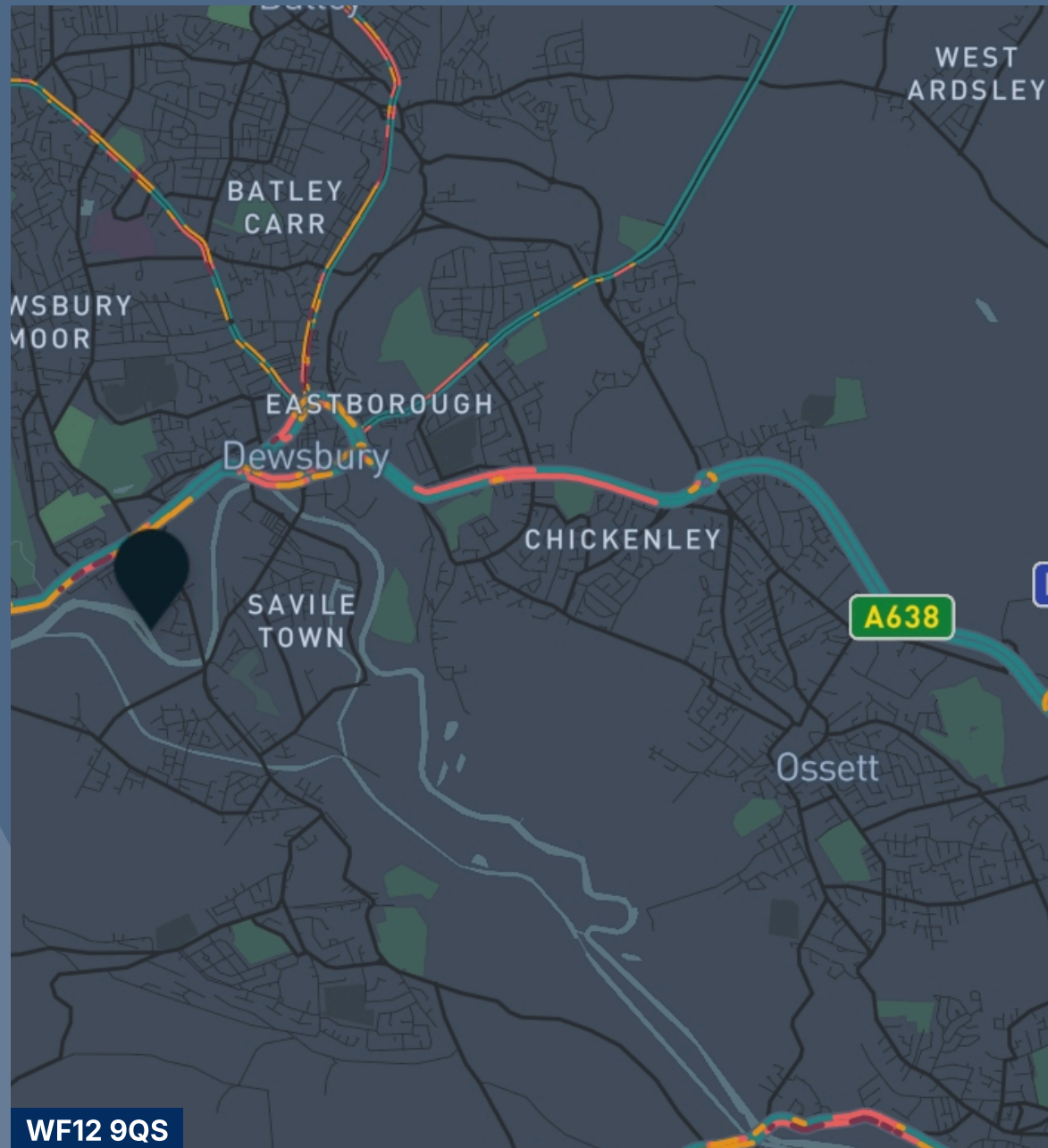
Mill Street West Industrial Estate

///spared.puns.ro
tate



Mill Street West is a high quality industrial estate, set in an established commercial location, in close proximity to Dewsbury town centre.

The estate is adjacent to A638 giving easy access to the national motorway network with J40 M1 approximately 4 miles and J28 M62 5 miles.



WF12 9QS

NorthCap

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 1A	1,884	175.03	Available
Unit - Unit 1D	936	86.96	Available
Unit - Unit 1E	1,884	175.03	Available
Unit - Unit 1F	1,884	175.03	Available
TOTAL	6,588	612.05	



There are a range of multi-let industrial units available to let in varying sizes, with steel portal frame construction and clad externally in metal profile sheeting from floor to eaves height.

The roof construction incorporates translucent panels. All units have roller shutter doors which vary in height from 2.90m to 3.96m.

The units benefit from eaves heights of 5m.

All of the units have roller shutter doors and plenty of parking. The estate is protected with secure fencing and a lockable gate, accessed from Anchor Bridge Way.



Floor Type: Polished
Concrete



Warehouse Lighting



Eaves Height (M): 5



Secure Yard



Loading Doors (Surface
Level): 1



Total Parking Spaces: 2



TERMS

The units are available to lease on new terms to be agreed. All viewings are to be arranged via the joint agents, NorthCap or BTG Eddisons.

VAT

Applicable

RENT

£10 per sq ft

CONTACT



Max Pickering

E: mp@northcap.co.uk

M: 07835 059 363 | 0114 303 7250

NorthCap

0114 303 7250
www.northcap.co.uk

MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 February 2026

Mill Street West Industrial Estate

///spared.puns.ro
tate

