



1-3 Riverside Way, Ravensthorpe, Dewsbury, WF13 3LG

Detached Freehold industrial unit FOR SALE with Vacant Possession

18,863 sq ft (1,752.43 sq m)

- Capable of being split into X3 self contained units
- 3 ground level loading doors
- 4.6m minimum eaves height
- Vacant Possession
- Large secure yard
- Flexible office accommodation

Summary

Available Size	18,863 sq ft
Rateable Value	£68,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
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 3 roller shutter doors and in brief the following specification;

- Mixture of ground and mezzanine offices
- Lighting and heating to warehouse
- 4.6 min eaves height
- 3 phase electricity supply
- Self-contained and secure yard area

The property was originally constructed with the ability to divide into a maximum of X3 equal sized units. Services are already in place making the property extremely flexible for occupiers. The most recent tenant has however occupied the entire premises on a single lease expiring in Q1 2026.

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.

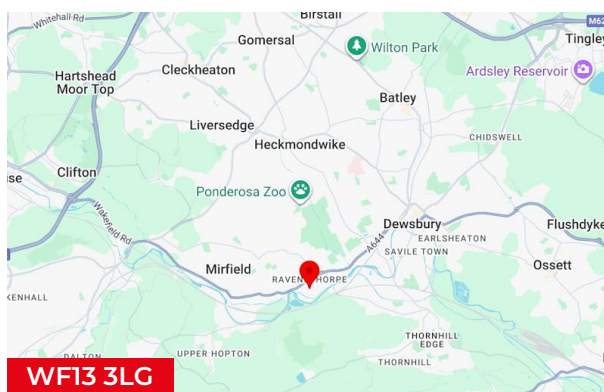
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	15,676	1,456.35
Ground - Office	1,823	169.36
1st - Floor	1,364	126.72
Total	18,863	1,752.43

Terms

The freehold property is available for sale with Vacant Possession. Offers are invited, price on application.



Viewing & Further Information



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