



Michael Steel & Co  
PROPERTY CONSULTANTS

# PRELIMINARY ANNOUNCEMENT FOR SALE

## OFFICE/COMMERCIAL BUILDING WITH SEPARATE FORMER LEISURE/BAR PREMISES

21 WELLINGTON ROAD & 5 WELLINGTON STREET,  
DEWSBURY, WEST YORKSHIRE, WF13 1HL

311m<sup>2</sup> (3,344 sq ft)



- Three storey office building suitable for ongoing commercial use or redevelopment (subject to planning)
- Conveniently located opposite Dewsbury train station providing excellent links to Leeds & Manchester
- Includes self contained former leisure/bar premises & immediately available for occupation - *Offers in the region of £250,000*

**For further information please contact Alec Michael**  
**([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk))**

**Our Ref: 3418/A/M**

**June 2023**

**Subject to Contract**

# 0113 2348999