

Ryden

TO LET

MODERN TRADE COUNTER /
INDUSTRIAL UNIT
2,325 SQ. FT. (218.51 SQ. M.)



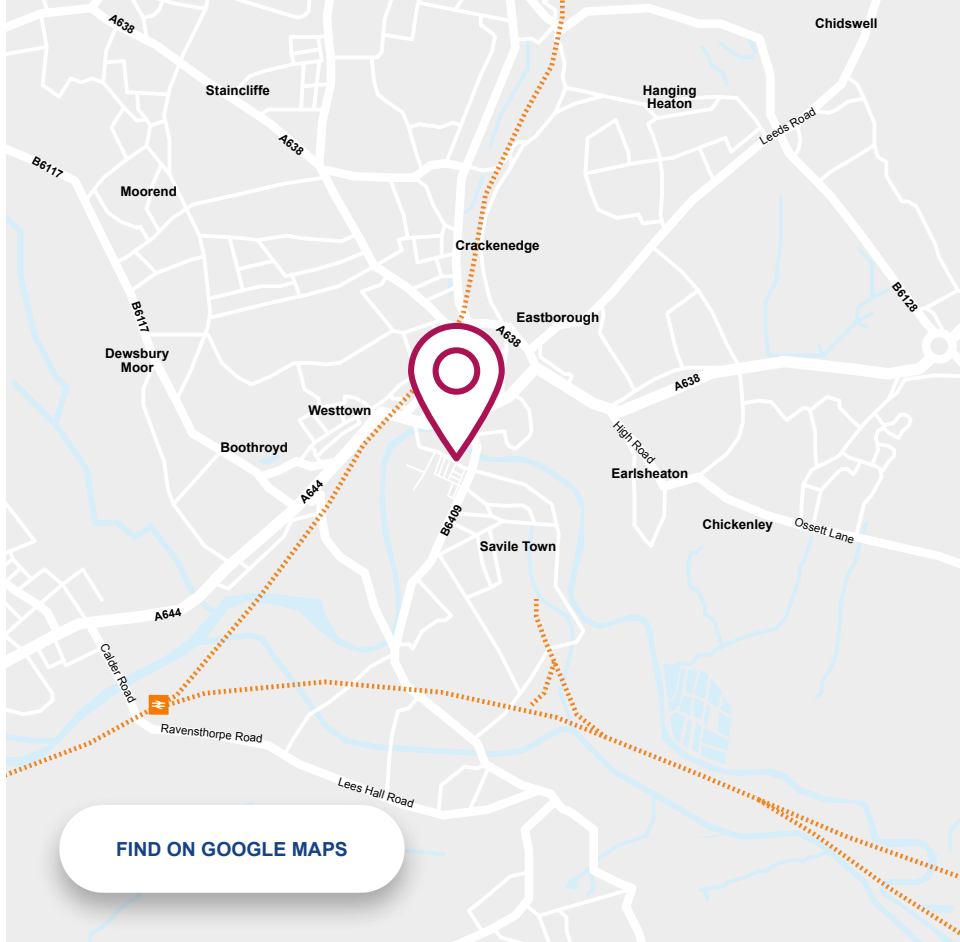
UNIT 5A MILL
STREET WEST
ANCHOR BRIDGE WAY
DEWSBURY
WF12 9QS

RENTAL ON APPLICATION

WELL LOCATED FOR
ACCESS TO THE M1
AND M62 MOTORWAY
NETWORKS

COMMUNAL YARD
AND PARKING

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[FIND ON GOOGLE MAPS](#)

THE ESTATE IS POSITIONED JUST OFF MILL STREET WEST IN AN ESTABLISHED COMMERCIAL LOCATION



LOCATION

The estate is positioned just off Mill Street West in an established commercial location approximately 1/4 mile from Dewsbury Town Centre. The estate is well located for access to both J40 of the M1 and J28 of the M62, which are located approximately 4 and 5 miles away respectively..

DESCRIPTION

The property comprises a modern trade counter / industrial unit of steel portal frame construction and surmounted by a profiled sheet metal roof incorporating translucent roof panels. The unit is accessed by way of a roller shutter door, with the internal accommodation comprising open plan works with WC facilities built out within.

Externally, the unit benefits from a fully surfaced and enclosed communal yard with ample parking available on site.

ACCOMMODATION

	SQ M	SQ FT
UNIT 5A	218.52	2,325

RATEABLE VALUE

We are advised that the property is assessed with rateable values as follows:

£11,000

RENTAL TERMS

The unit is available To Let on a full repairing and insuring lease for a number of years to be agreed.

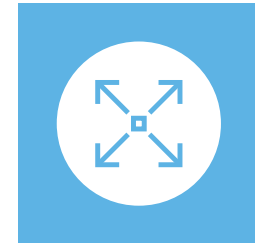
A service charge will be levied to cover the cost of upkeep and maintenance of the shared parts of the estate.

EPC

The property has been assessed with an EPC rating of E.

VAT

Prices and rental are exclusive of VAT if chargeable



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BRIDGE WAY
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WF12 9QS**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

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Ryden

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