

**Low Mill Lane, Ravensthorpe Industrial Estate,
Dewsbury, West Yorkshire, WF13 3LN
For Sale – Modern Warehouse and Office with yard
66,729 sq ft (6,199.32 sq.m)**



Warehouse

- Steel portal frame
- Profile sheet elevations
- Approx 8m eaves
- 5 x dock levellers
- 2 x ground level doors
- Significant power supply

Offices

- Ground and First Floor
- Reception Area
- Double glazing
- Suspended ceiling
- Perimeter trunking

External

- Large concrete secure yard
- 32 car parking spaces
- Total site approx. 2.76 acres

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Location

The property is well located in a prominent position within the established Ravensthorpe Industrial Estate approximately 1 mile east from Mirfield and 1 mile south west from Dewsbury.

Access is via the A644 which provides a direct link to J25 of the M62 - 4 miles to the west and J40 of the M1 - 4 miles to the east.

Description

The property is of steel portal frame construction with insulated cladding panel walls surmounted by an insulated profile metal clad roof with translucent roof light panels. There is a minimum clear internal working height approx. 8 metres. Access to the unit is by way of five dock and two ground level loading doors. The premises are currently fitted out with a series of banana ripening rooms.

Internally there are two storey offices to the side of the unit with welfare facilities and staff facilities on both levels. The offices are largely cellular with perimeter trunking and comfort cooling in part.

Externally there is a large secure concrete yard to the front of the premises with double gate access. A separate car parking area is situated to the side of the premises with 32 spaces.

The property is secured by double gates and an entrance barrier and further gates to the yard. The site area is approximately 2.76 acres.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Area:

| Description | Sq ft | Sq m |
|--------------------------|---------------|-----------------|
| Warehouse and Office | 61,108 | 5,677.11 |
| First floor office | 3,962 | 368.08 |
| First floor works office | 884 | 82.12 |
| Mezz | 478 | 44.40 |
| Plant Room | 298 | 27.68 |
| TOTAL | 66,729 | 6,199.39 |

Rateable Value

£180,000

Terms

The property is available For Sale on a Long Leasehold basis

VAT & Legal Costs

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Copy available upon request.

Information / Viewing

Strictly by appointment:

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