



GentVisick

TO LET

**Churwell Vale, Shawcross Business Park,
Dewsbury, WF12 7RF**

24,660 sq. ft (2,290.92 sq. m)

Modern Detached Industrial / Warehouse Premises

- Excellent access to Dewsbury and Leeds, the M1 and M62 Motorways
- Storage / expansion land of 0.716 acres (0.29 hectares)
- Capable of extending to circa 35,000 sq. ft (3,252 sq. m)
- Eaves height of 6.23 metres
- HQ offices of 6,427 sq. ft

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Location

The property is located on the established and highly popular Shawcross Business Park, which is strategically situated just over 1 mile to the north east of Dewsbury Town Centre and circa 2.5 miles from both Junction 40 of the M1 Motorway and Junction 28 of the M62 Motorway.

Shawcross Business Park itself is accessed off John Ormsby VC Way / Owl Lane (B6128), which provides direct access to both Dewsbury Town Centre and Junction 28 of the M62 Motorway via Leeds Road (A653) to the north and direct access to Junction 40 of the M1 Motorway via the Ossett Bypass (A638).

Description

The property comprises a modern detached industrial / warehouse premises that benefits from the following specification;

- Storage / expansion land of 0.716 acres (0.29 hectares) available
- Large power supply
- Eaves height of 6.23 metres
- Secure yard and loading area
- High quality HQ offices
- Up to 60 car parking spaces

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	1,693.82	18,233
Ground Floor Offices	310.39	3,341
First Floor Offices	286.71	3,086
Total	2,290.92	24,660

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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