

MODERN SINGLE STOREY TRADE COUNTER/INDUSTRIAL UNITS

TO LET



MILL STREET WEST, ANCHOR BRIDGE WAY, DEWSBURY  
WF12 9QS

[what3words](#) /// [energetic.book.jeeps](#)



**BTG**  
**Eddisons**

# Mill Street West, Anchor Bridge Way

Dewsbury, WF12 9QS



Tenure

To Let



Property Type

Industrial



Rental

On application



Size

From 86.96sq m - 439.80sq m  
(936sq ft - 4734sq ft)



Location

Dewsbury, WF12 9QS



Property ID

731.4658a (1234046)

**For Viewing & All Other Enquiries Please Contact:**

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## Property

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The properties comprise modern steel portal framed industrial/warehouse units under a profiled sheet metal roof incorporating translucent roof panels.

The units benefit from concrete floors with drive in access roller shutter doors. WC facilities are partitioned out.

Units available from 936 sq ft up to a total of 4,734 sq ft.

The units are served by a secure surfaced yard with good parking.

## Energy Performance Certificate

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Upon Request

## Rates

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Upon Request

## Terms

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The premises are offered **To Let** by way of an assignment of the current lease or new lease on terms to be agreed.

## Rental

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Rental on application.

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Location

The estate is conveniently located just off Mill Street West being approximately ¼ mile from Dewsbury town centre. The units are next to the A638 and offers easy access to the national motorway network with J40 of the M1 only 4 miles and J28 of the M62 just 5 miles.

This high quality industrial estate is set in an established commercial location, all of the units have roller shutter doors and plenty of parking. The estate is protected with secure fencing and a lockable gate, accessed from Anchor Bridge Way.







