



For Sale/To Let  
2,390ft<sup>2</sup> to 5,250ft<sup>2</sup>



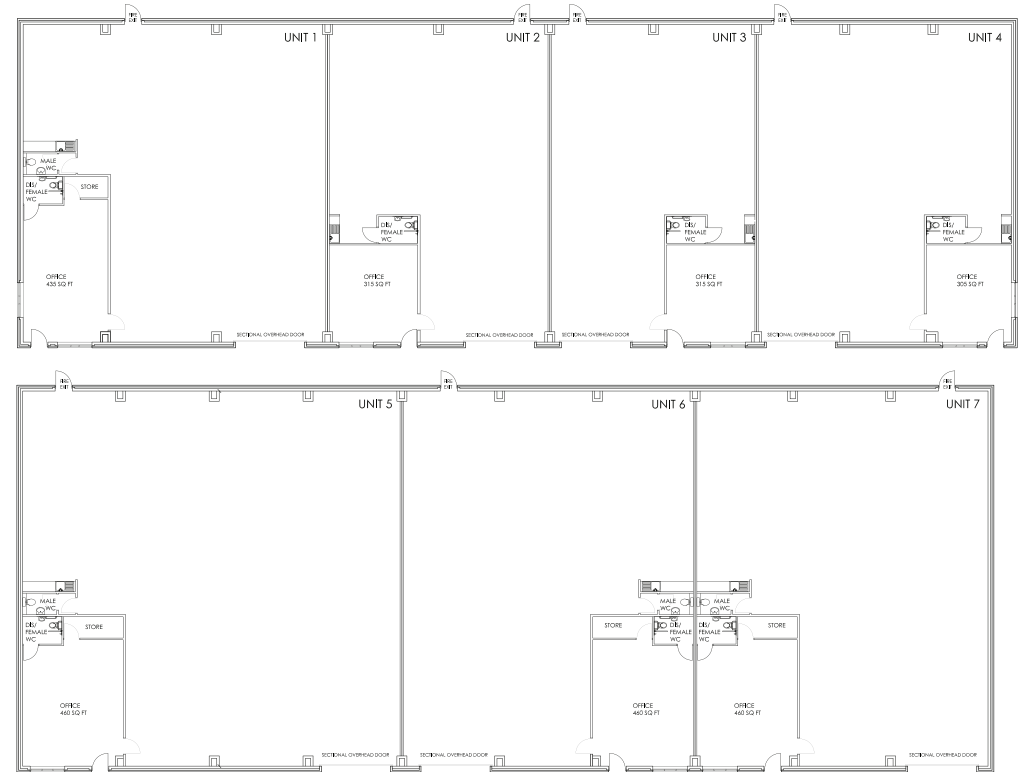
Calder Bank



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**An Exciting Development of  
Brand New Industrial/Business Units**  
Calder Bank Road Dewsbury WF12 9QW



#### Terrace 1

Unit	Sq ft	Sq m
1	4,460	414.34
2	2,570	238.76
3	2,390	222.93
4	2,980	276.85

#### Terrace 2

Unit	Sq ft	Sq m
5	5,250	487.74
6	4,030	374.39
7	4,050	376.25
Whole Terrace	13,330	1,238.38

Measurements taken in metric and converted to their nearest imperial equivalent.

Calder Bank will consist of 7 brand new modern light industrial/business units, of single storey clearspan steel portal frame construction, with eaves height of approximately 6m beneath pitched and hipped insulated metal profile sheet roofs incorporating translucent roof lights.

Benefitting from a sealed concrete floor, roller shutter, personnel doors, to include kitchenette, toilet and ancillary office accommodation to a high specification.

Externally concrete surfaced service yards service the units, having the benefit of allocated car parking. All units are set within a secure site environment.

EPC's will be available on practical completion.



# Calder Bank

## Business Rates

Each unit will require assessment for business rate purposes on completion. The current uniform business rate for 2017/2018 is 46.6p in the pound, with assessments of £12,000RV or less qualifying for small business allowance, if eligible.

## Planning

Class B1 and B8 of the Town and Country Planning (Use Classes Order) 1987, as amended. Perspective tenants are advised to satisfy themselves with regard to all planning matters. Contact Kirklees Planning Authority.

## Terms

Each unit is available by way of a new tenants full repairing and insuring lease for a term of years to be agreed, incorporating five yearly rent reviews, plus site service charge.

Alternatively, the freehold interest in each unit is available with vacant possession upon completion.

## VAT

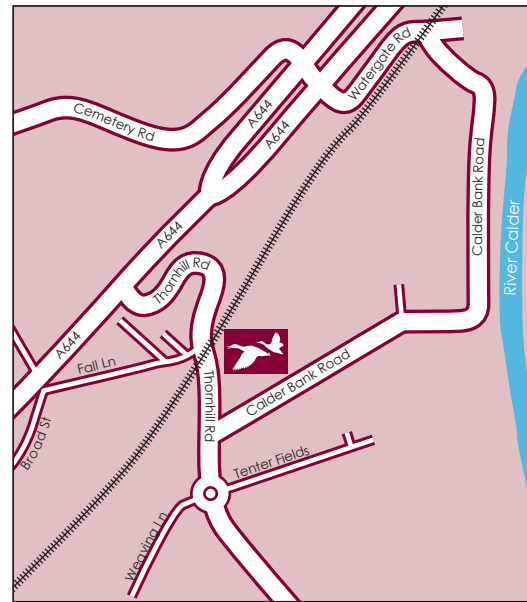
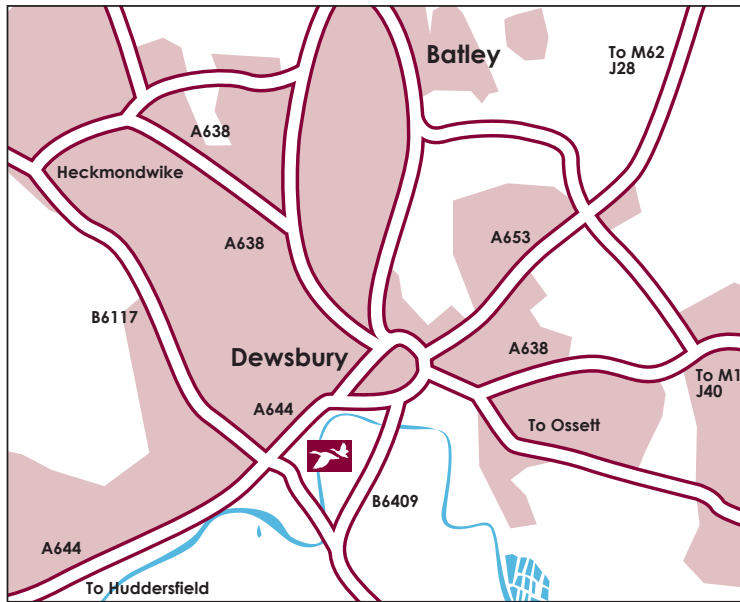
All prices and rents are quoted exclusive of VAT, and we understand VAT will be chargeable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.







## Location

The new industrial park is located with frontage to Calder Bank Road, which lies approximately 1/2 mile to the south of Dewsbury town centre in a predominantly industrial area.

This location has seen modern industrial and residential development in recent years and the construction of a flood alleviation scheme.

The site enjoys good access to the motorway network at junction 40 M1, approximately 5 miles distant.

## Viewing/Further Information

Strictly by appointment with the joint agents, contact:

**Carter Towler - Josh Holmes**  
joshholmes@cartertowler.co.uk

**Hanson Chartered Surveyors - Jason Metcalfe**  
jason@hanson-cs.co.uk



A new development by



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