

FLEXIBLE HIGH QUALITY MODERN UNIT
M1 J40 / M62 J28

FULLY REFURBISHED



SHAWCROSS 170

SHAWCROSS BUSINESS PARK | WF12 7RD

TO LET

57,000 – 168,801 SQ FT

(5,295 – 15,681 SQ M)





SHAWCROSS 170

SHAWCROSS BUSINESS PARK | WF12 7RD

INTRODUCTION

Shawcross 170 is a manufacturing/distribution premises in the heart of the West Yorkshire conurbation available to let.

The property could be occupied as a single unit or alternatively lends itself to be easily subdivided to create two smaller units. The obvious split would leave two units of approx. 112,000 sq ft and 57,000 sq ft.



CHURWELL VALE

SPECIFICATION

The property sits on a site of approximately 8.8 acres and has a site coverage of 42%. Externally the property benefits from generous, secure, tarmac parking and concrete surfaced yard areas with 3 gated points of access.



8.8M MINIMUM EAVES
(10.5M MAX TO APEX)



LED LIGHTING
ON PIRS



1.15 MVA ELECTRICITY
SUPPLY



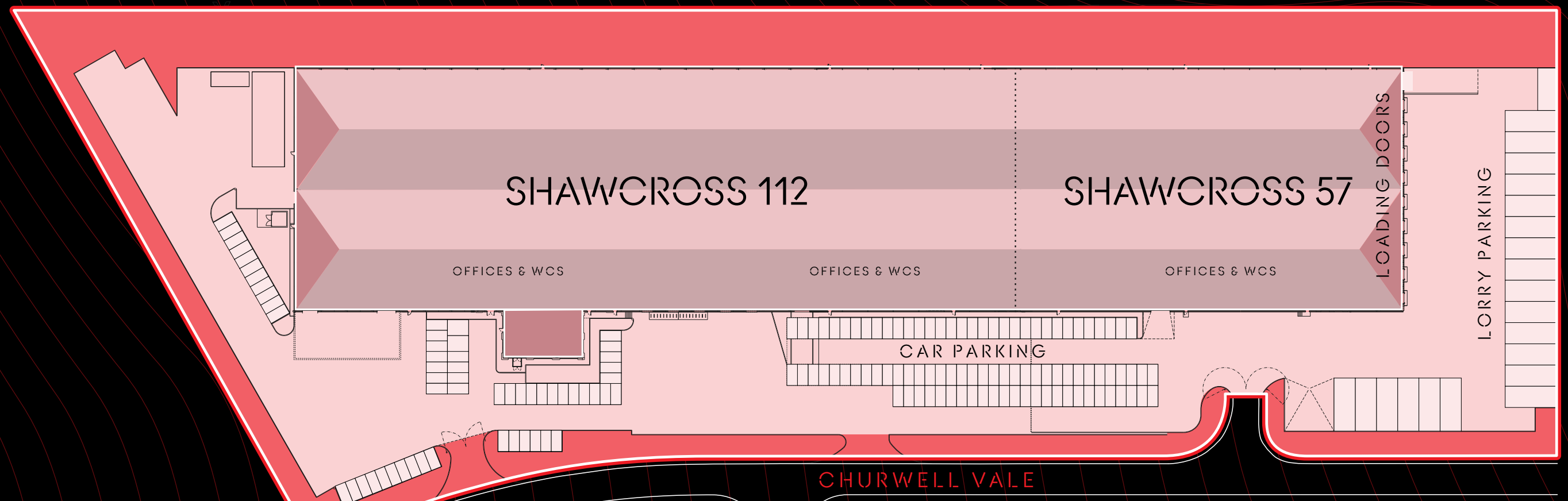
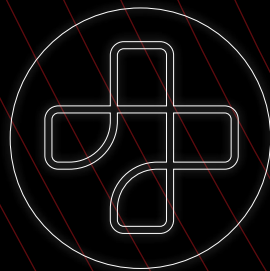
6 GROUND LEVEL DOORS
& 14 DOCK LEVEL DOORS



10% TRANSLUCENT
ROOF LIGHTS



WAREHOUSE/
TRANSPORT OFFICE



ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Warehouse	14,200	152,848
Main office - Ground floor	494.84	5,326
Main Office - First Floor	494.84	5,326
Warehouse Office Ground Floor	246.20	2,650
Warehouse Offices First Floor	246.20	2,650
TOTAL	15,682.04	168,801



LOCATION

The unit is situated within the well established Shawcross Business Park which lies approximately 2.5 miles from both the M62 (J28) and the M1 (J40).

The property benefits from excellent access to the major Yorkshire cities of Leeds (9 miles), Bradford (15 miles), York (23 miles) and Sheffield (28 miles).



Leeds	9 miles	24 mins
Sheffield	28 miles	47 mins
Manchester	51 miles	1 hr 17 mins
Birmingham	111 miles	2 hr 2 mins
London	187 miles	3 hr 45 mins



 From Dewsbury Train Station	Journey Time
Leeds	15 mins
Manchester Picadilly	40 mins
Liverpool Lime St	1hr 25 mins
Sheffield	1hr 28 mins

DEMOGRAPHICS



45.4m people within a 4.5 hr HVG drive



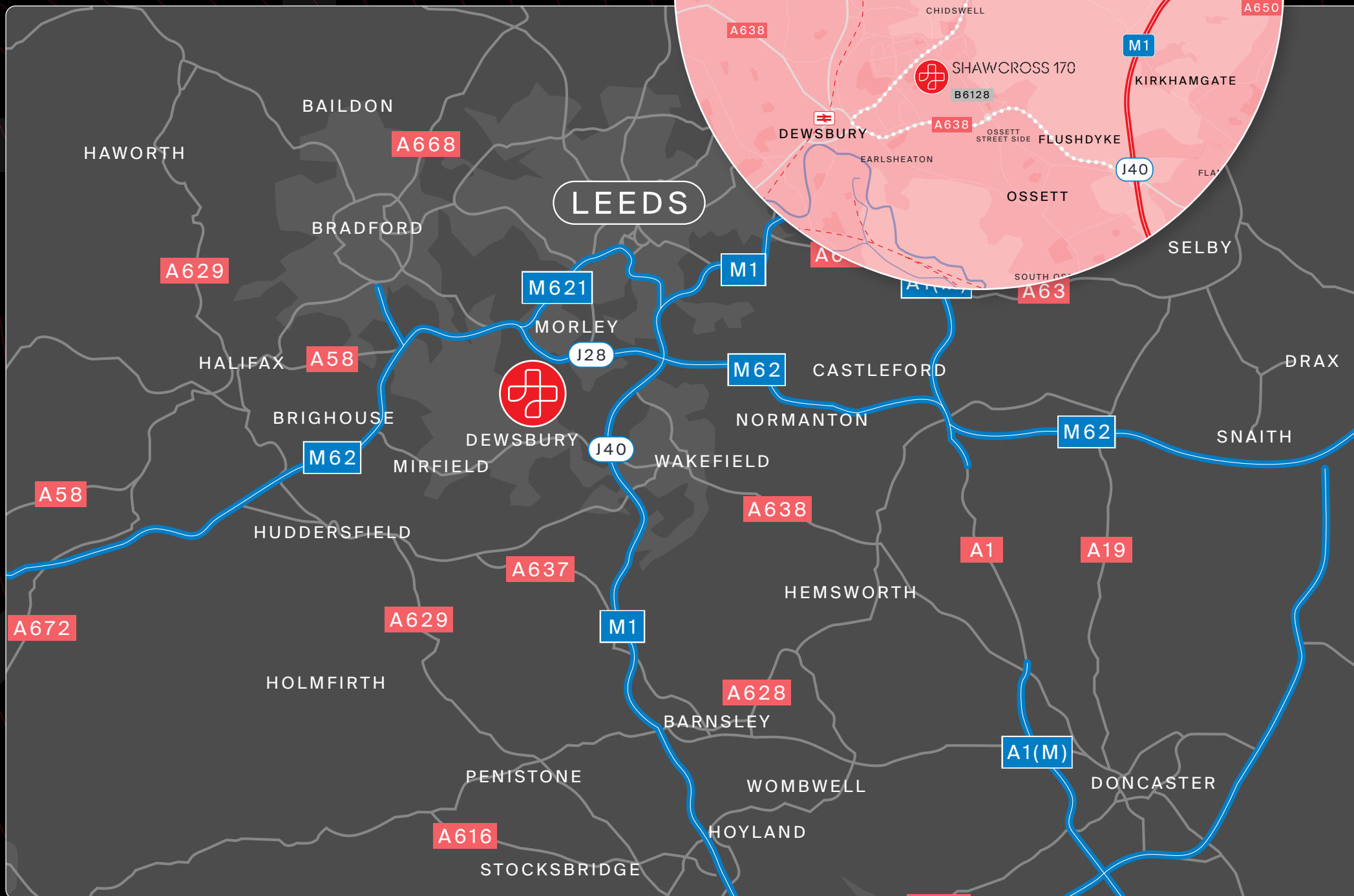
5% working age population growth by 2027



Over 2m people live within 30 mins car drive



Average earnings in Dewsbury are 13.1% lower than the national average







SHAWCROSS 170

ANTI-MONEY LAUNDERING REGULATIONS

Prospective tenants are to provide full identification documents for approval prior to completion of this transaction.

EPC

The property will be reassessed following the refurbishment program.
Further details upon request.

TENURE

Shawcross 170 is available in whole or in part on a new full repairing and insuring lease. For further information, please contact the joint letting agents.

RATEABLE VALUE

Description: Factory and Premises / RV: £705,000.
The local authority is Kirklees.



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