



SHAWCROSS 55

SHAWCROSS BUSINESS PARK | WF12 7RD

TO LET

54,595 SQ FT
(5,072 SQ M)

 CROSSBAY



FULLY REFURBISHED

FLEXIBLE HIGH QUALITY WAREHOUSE /
INDUSTRIAL UNIT WITH OVERSIZED YARD

 M1 J40 / M62 J28

EPC A RATED
35% SITE COVER

INTRODUCTION

Shawcross 55 is a manufacturing/distribution premises located in the heart of the West Yorkshire conurbation and is immediately available to occupy.

The property has undergone an extensive refurbishment including new office and welfare facilities.

The unit sits on a site of 3.44 acres, providing a low site density of 35% and offers unrivaled loading and yard areas.



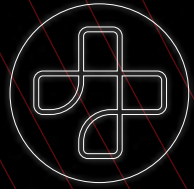
SHAWCROSS 115

LET TO



BNG Bailey

SHAWCROSS 55



SPECIFICATION



SHAWCROSS 55

SHAWCROSS 55	SQ M	SQ FT
Warehouse	4,885	52,580
FF Office	93.6	1,007
GF Office	93.6	1,007
TOTAL	5,072	54,595



9 DOCK
LEVEL DOORS



275 KVA
POWER SUPPLY



OVER-SIZED
SERVICE YARD
WITH 33 HGV
SPACES



50 KN/M2
FLOOR LOADING



EPC
A



2 GROUND LEVEL
LOADING DOORS



42 CAR
PARKING SPACES
INCL. 6 EV
CHARGING BAYS



2 STOREY
REFURBISHED
OFFICES AND
WELFARE



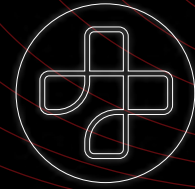
8.8M EAVES



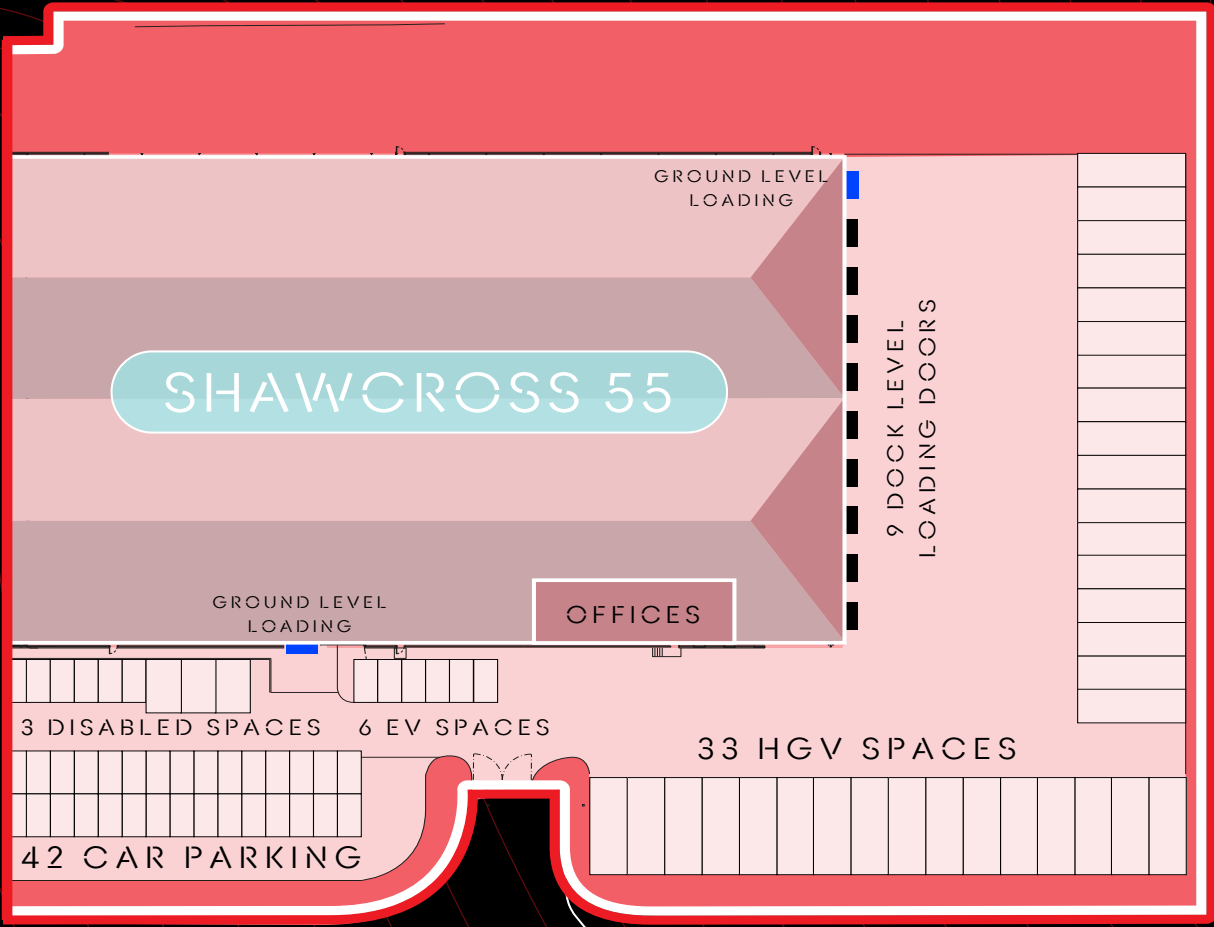
LED LIGHTING
ON PIRS



10% TRANSLUCENT
ROOF LIGHTS



54,595 SQ FT



CHURWELL VALE

INDICATIVE LAYOUT PLAN

VIEW FLOORPLANS HERE



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 Piccadilly	40 mins
Liverpool Lime St	1 hr 25 mins
Sheffield	1 hr 28 mins

DEMOGRAPHICS



45.4m people within a 4.5 hr HGV drive



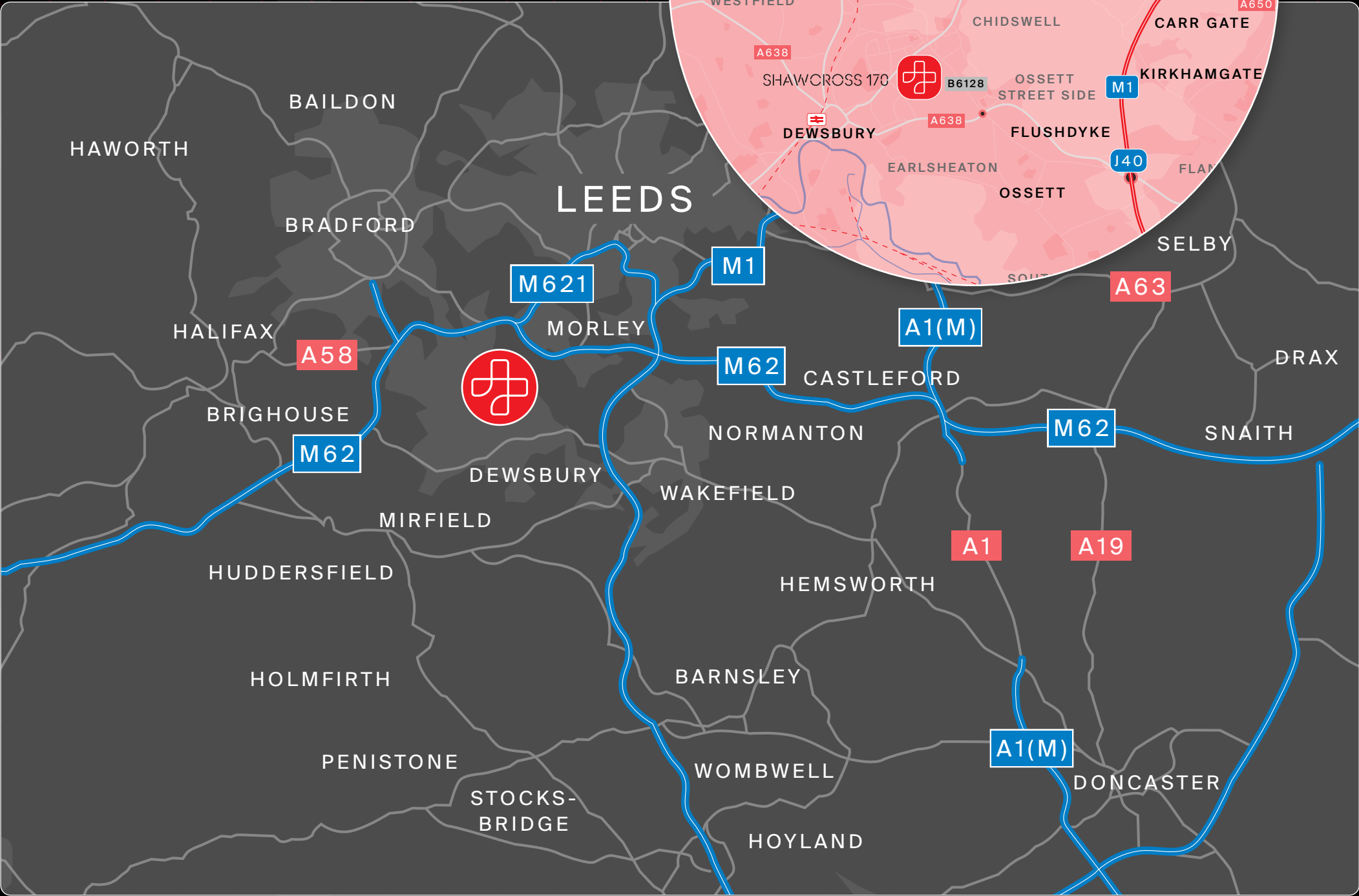
5% working age population growth by 2027



Over 2m people live within 30 mins car drive



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





SHAWCROSS 55

ANTI-MONEY LAUNDERING REGULATIONS

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

EPC

The property has has an EPC rating of A-24.

TENURE

Shawcross 55 is available on a new full repairing and insuring lease. For further information, please contact the joint letting agents.

RATEABLE VALUE

Following the recent letting of the adjoining unit, the property will be reassessed for business rates. Please contact Kirklees Council for further information.

For further information, please contact the agents below:



JOSH HOLMES
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