



Unit 1 Flagship Court

Flagship Square, Shaw Cross Business Park, Dewsbury, WF12 7TH

MODERN HIGH QUALITY TRADE COUNTER WAREHOUSE /LIGHT INDUSTRIAL UNIT

3,500 sq ft
(325.16 sq m)

- Highly Prominent
- Established industrial/trade counter location
- Secure yard with parking
- 3 Phase Supply
- 6m eaves

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Summary

Available Size	3,500 sq ft
Rent	£9.25 per sq ft
Rates Payable	£10,853.25 per annum
Rateable Value	£21,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

High quality modern single storey trade counter /warehouse/light industrial unit incorporating ancillary office / welfare and full-size loading door to the front elevation. The unit is of steel portal frame construction and the specification includes the following features:

- *Full height attractive curtain wall glazing to the front elevation.
- *6m minimum eaves height.
- *Security roller shutters to doors and windows
- *External secure concrete service yard with car parking.

Location

The property is very prominently positioned on the front corner of the popular and well-established Shaw Cross Business Park. The property is highly visible to passing traffic on Owl Lane / John Ormsby VC Way / B6128.

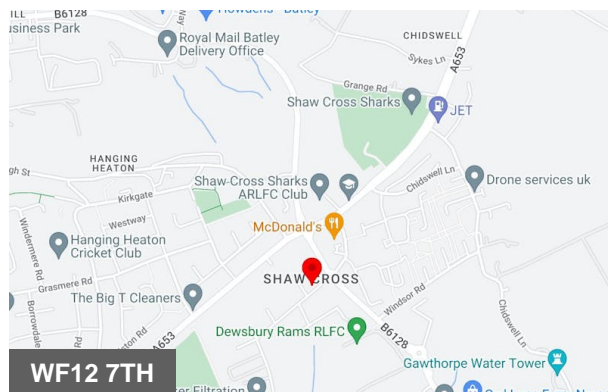
The property is located opposite a new McDonalds restaurant. There is excellent access to the surrounding area and motorways by way of Junction 40 M1 and Junction 28 M62.

Viewings

To arrange a viewing or for further information, please contact Carter Towler or Robert Austin & Co.

Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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