

FLEXIBLE HIGH QUALITY MODERN UNIT  
M1 J40 / M62 J28

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TO BE FULLY REFURBISHED



# SHAWCROSS 170

SHAWCROSS BUSINESS PARK | WF12 7RD

TO LET

54,595 - 169,604 SQ FT

(5,072 - 15,756 SQ M)

 CROSSBAY





# SHAWCROSS 170

SHAWCROSS BUSINESS PARK 1 WF12 7RD



## INTRODUCTION

Shawcross 170 is a manufacturing/distribution premises located in the heart of the West Yorkshire conurbation and is immediately available to occupy.

The property is to undergo a full refurbishment and 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. 115,000 sq ft and 55,000 sq ft.



CHURWELL VALE



# INDICATIVE SPECIFICATION

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



## SHAWCROSS 170



8.8M MINIMUM EAVES  
(10.5M MAX TO APEX)



LED LIGHTING  
ON PIRS



50 KN/M2 FLOOR  
LOADING



1.15 MVA ELECTRICITY  
SUPPLY



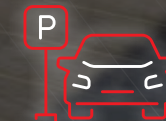
UP TO 27  
HGV SPACES



6 GROUND LEVEL DOORS  
& 14 DOCK LEVEL DOORS



10% TRANSLUCENT  
ROOF LIGHTS



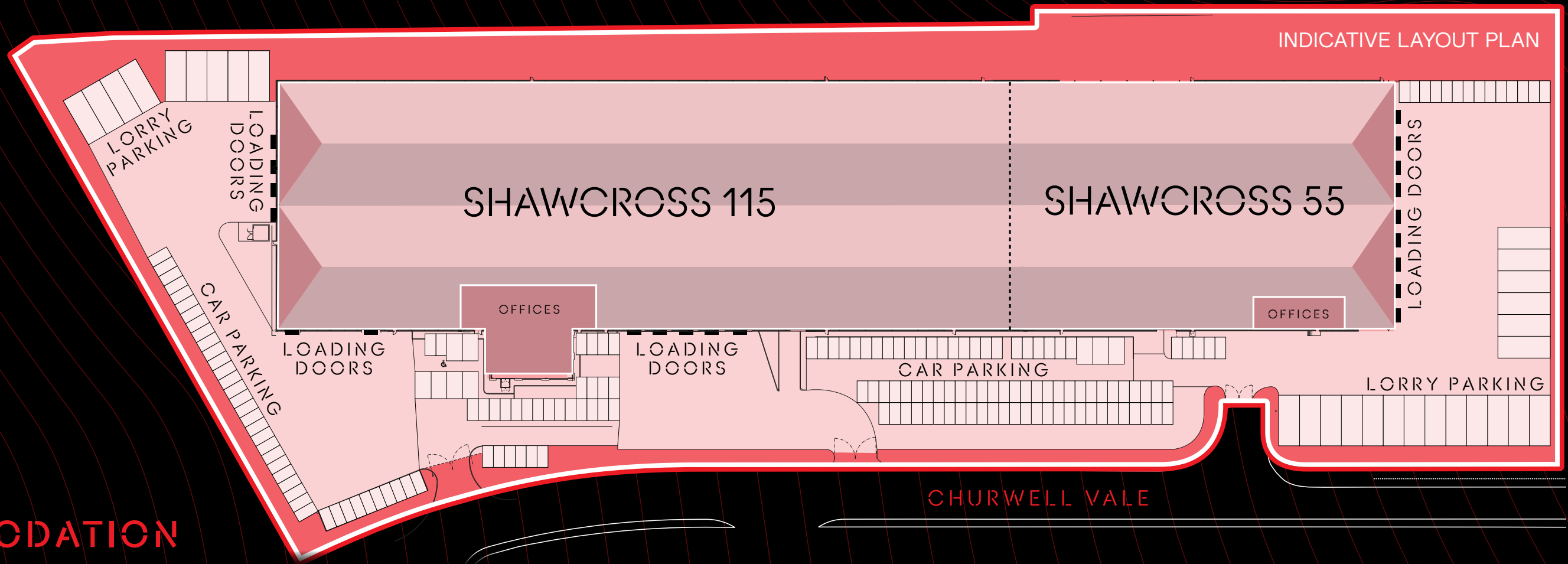
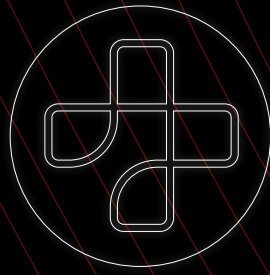
UP TO 178 DESIGNATED  
CAR PARKING SPACES



WAREHOUSE/  
TRANSPORT OFFICE

CGI IMAGE, FOR INDICATION PURPOSES ONLY





## ACCOMMODATION

### SHAWCROSS 115

	SQ M	SQ FT
Warehouse	9,408	101,267
Ground Floor Offices	485	5,223
First Floor Offices	484	5,215
Warehouse Offices	307	3,304
<b>SUB TOTAL</b>	<b>10,684</b>	<b>115,009</b>

### SHAWCROSS 55

Warehouse	4,885	52,580
Warehouse Offices	187	2,015
<b>SUB TOTAL</b>	<b>5,072</b>	<b>54,595</b>

<b>TOTAL</b>	<b>15,756</b>	<b>169,604</b>
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PRE-REFURBISHMENT MEASUREMENTS. SUBJECT TO VARIATION ON COMPLETION OF WORKS

# 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 HGV drive



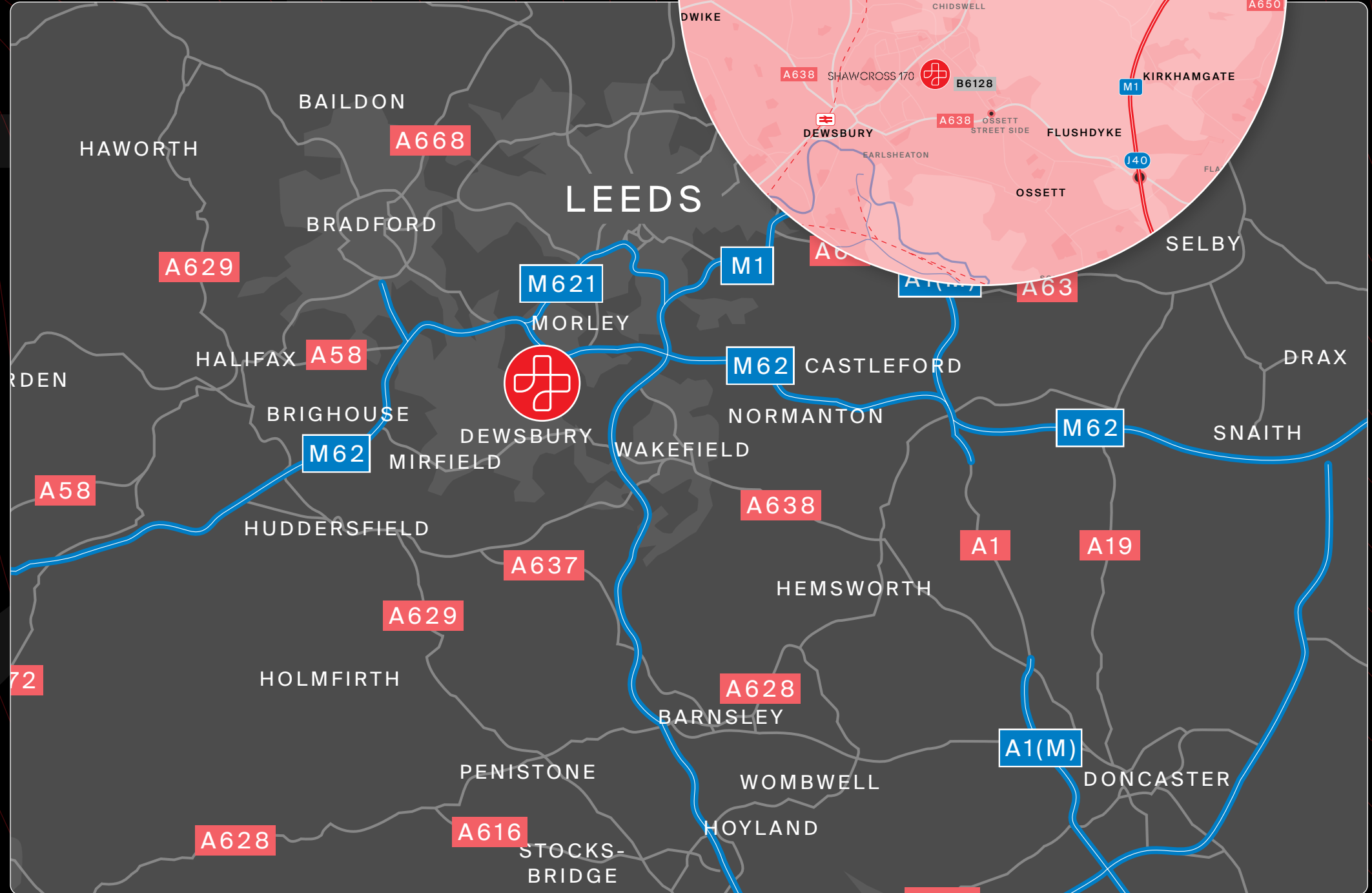
5% working age population growth by 2027



Over 2m people live within 30 mins car drive



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











# SHAWCROSS 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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