

NEW WAREHOUSE/WORKSHOP TO LET



38 Dewsbury Road, Ossett, WF5 9NQ



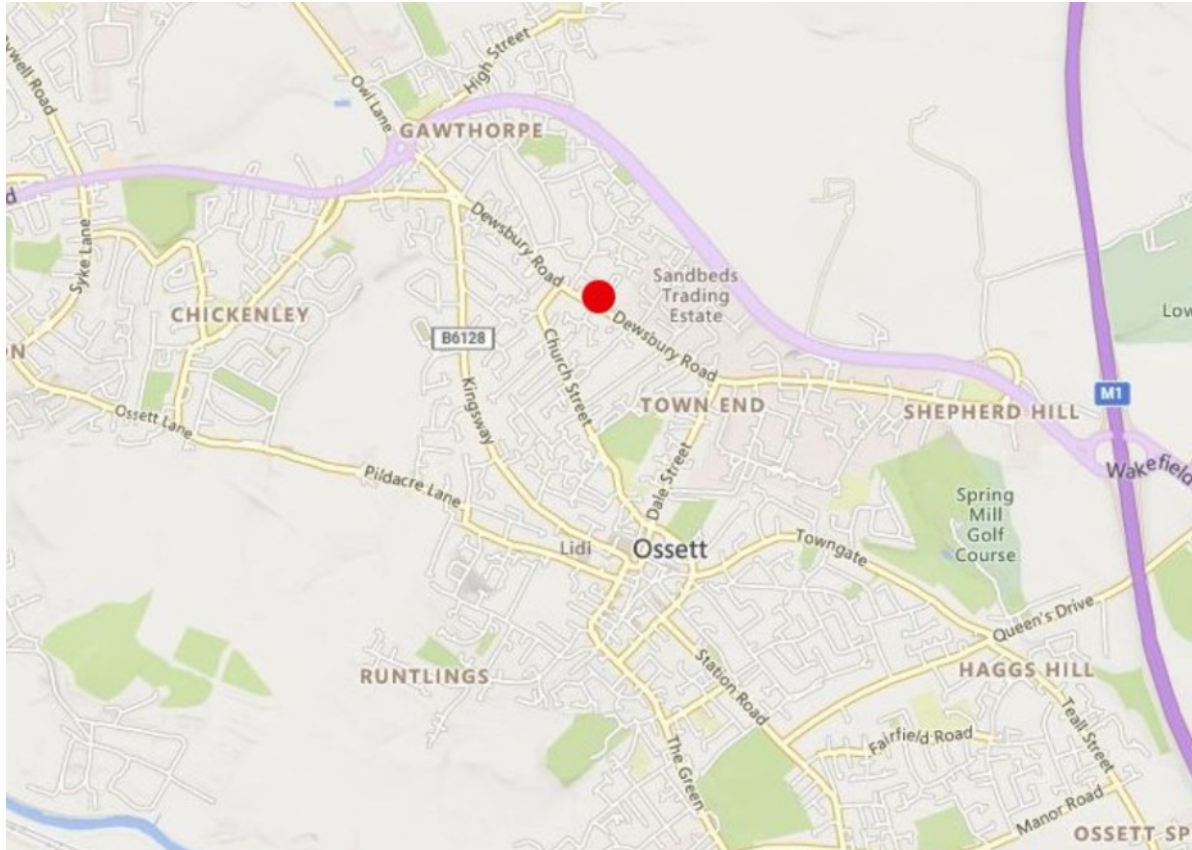
- 840 sq ft (78 sq m)
- Newly constructed
- 2 car parking spaces
- Electric roller shutter door
- Wc facilities
- Convenient for J40 of the M1 Motorway

DESCRIPTION

This newly constructed warehouse offers very workable space with roller shutter door access. Internally, the unit will be open plan with Wc facilities to one corner. Externally, there are two car parking spaces. The unit benefits from a ridge height of 19ft 10in. Additionally there is the option to have a mezzanine level installed prior to completion.

LOCATION

The property is situated just off Dewsbury Road being convenient for Ossett town centre and less than two miles from Junction 40 of the M1 motorway, making this a very accessible location.



ACCOMMODATION

28ft x 30ft = Approx. 840 sq ft (78 sq m)

Plus Wc facilities

Roller shutter

Height - 13ft 2in

Width - 11ft 6in

Height to ridge- 19ft 10in

SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated July 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.