



Shawcross 111

Shaw Cross Business Park, Churwell Vale, Dewsbury, WF12 7RD

Modern High Bay, Fully Fitted Warehouse - To Let

111,339 sq ft
(10,343.73 sq m)

- Substantial HGV park
- Excellent access to M1 J40 / M62 J28
- Eaves height 15.5m
- 360-degree circulation
- Low site density (35% site cover)



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Summary

Available Size	111,339 sq ft
Rateable Value	£730,000
EPC Rating	Upon enquiry

Description

- 15.5m eaves height / 14.5m haunch height
- Fully fitted with high bay suspended lighting and racking system
- 8 dock level loading doors (including 4 x euro docks)
- 8 ground level loading doors.
- Dedicated HGV Park (44 designated spaces)
- 360-degree circulation
- Low Site Density of 35%
- High-quality 2 storey offices and welfare facilities.
- Vehicle Maintenance Unit (VMU)
- 93 HGV Spaces (Total Site)
- 85 car parking spaces
- Fully fenced and secure site with entrance / exit gatehouse

Location

Situated within an established industrial location, the property has excellent connections to the national motorway network via junction 40 of the M1 and Junction 28 M62.

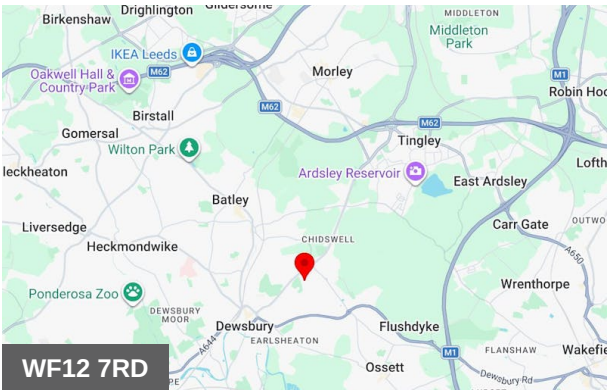
- Excellent location.
- Established Industrial estate.
- Wakefield is within 6 miles and Leeds within 9 miles
- Nearby occupiers include NG Bailey, Thielman UK and Parker Filtration

Terms

The property is available by way of a new lease FRI lease on terms to be agreed. Quoting rent is available on request.

EPC

The property achieved an EPC rating C75. A full EPC is available on request.The property will be reassessed post refurbishment.



Viewing & Further Information



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