



Nabarro McAllister & Co.
Chartered Surveyors



FOR SALE/ MAY LET

CHILLED DISTRIBUTION WAREHOUSE

62,685 SQ.FT (5,823 SQ.M) ON 2.6 ACRE SITE (1.08 hectares)

50 DEWSBURY ROAD
OSSETT
WF5 9NQ



LOCATION

The property occupies a main road position on Dewsbury Road at Ossett about half a mile from Ossett town centre and one mile from the M1 motorway in an established commercial locality.

DESCRIPTION

The property is a former food processing facility comprising mainly chilled space. It is built around a steel portal frame with walls clad partly in brick work and partly in profile sheeting under a part asbestos cement and part flat felted roof. There are 8 loading docks, a large yard and a separate detached ambient store.

ACCOMMODATION

Main Production Area	42,031 sq.ft.	(3,904 sq.m.)
Ancillary	15,383 sq.ft.	(1,429 sq.m.)
First Floor Offices & Stores	5,272 sq.ft.	(490 sq.m.)

TERMS

The property is offered on a freehold basis in the sum of £950,000.

RATEABLE VALUE

On enquiry of the Valuation Office website we understand the property is assessed for rating purposes at rateable value £192,000.

VIEWING AND FURTHER INFORMATION

By prior arrangement with the joint selling agents, Nabarro McAllister & Co or Gent Visick.



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