



## Unit 2 Riverside Way, Ravensthorpe, Dewsbury, WF13 3LG

Modern industrial unit with a secure self-contained yard.

**4,819 sq ft (447.70 sq m)**

- Secure self contained yard
- Internal office accomodation
- Full height level loading door
- 4.6m minimum eaves height
- Prominent position

### Summary

|                |                                       |
|----------------|---------------------------------------|
| Available Size | 4,819 sq ft                           |
| Business Rates | Further details available on request. |
| EPC Rating     | D                                     |

### Description

The property comprises a modern industrial unit of steel portal frame construction beneath a pitched roof incorporating translucent roof panels. Internally, the unit benefits from a solid concrete floor accessed via roller shutter door and in brief the following specification;

- Internal office space
- Lighting and heating to warehouse
- 4.6 min eaves height
- 3 phase electricity supply
- Self-contained and secure yard area

### Location

The property is located on a corner position at the junction of Riverside Way and Low Mill Lane in Ravensthorpe. Ravensthorpe is an established industrial location on located between Mirfield and Dewsbury, and via the A644 being nearly equidistance between J25 of the M62 Motorway (4.5 miles to the west) and J40 of the M1 Motorway which is approximately 5.5 miles to the east.

### Accommodation

The accommodation comprises the following areas:

| Name                | sq ft        | sq m          | Availability |
|---------------------|--------------|---------------|--------------|
| Ground - Industrial | 4,359        | 404.96        | Available    |
| Ground - Office     | 460          | 42.74         | Available    |
| <b>Total</b>        | <b>4,819</b> | <b>447.70</b> |              |

### Viewings

Viewings are available via the sole agents DHP.

### Terms

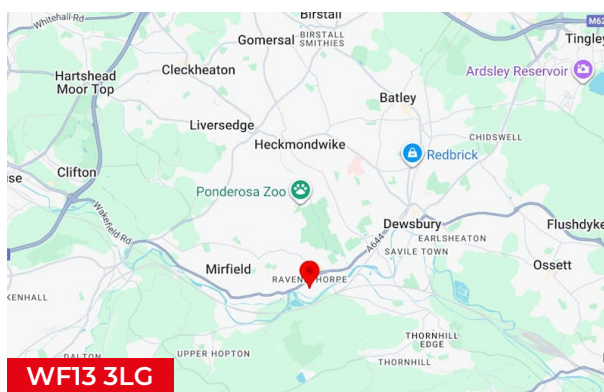
The property is available by way of a new lease on terms to be agreed.

### Legal Fees

Each party to bear their own costs in relation to the transaction.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



### Viewing & Further Information



#### Simon Dove

0113 457 5550 | 07527 388054  
simon.dove@dhpproperty.co.uk



#### Miles Phoenix

0113 245 0550 | 07442 428922  
Miles.phoenix@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/03/2026



**0113 245 0550**  
dhpproperty.co.uk