



**FOR SALE**  
**FREEHOLD INVESTMENT**

## **MODERN, 3 UNIT INDUSTRIAL INVESTMENT OPPORTUNITY**

UNITS 4, 4A & 9A HORACE WALLER VC PARADE | SHAW CROSS BUSINESS PARK | DEWSBURY | WF12 7RF

**WATLING**  
REAL ESTATE





## INVESTMENT HIGHLIGHTS

- **3 MODERN SELF-CONTAINED INDUSTRIAL UNITS**
- LOCATED 1.5 MILES NORTH EAST OF DEWSBURY TOWN CENTRE AND UNDER 10 MILES SOUTH WEST OF LEEDS CITY CENTRE
- **PROMINENT LOCATION** ON THE VERY POPULAR **SHAW CROSS BUSINESS PARK** IN DEWSBURY.
- **UNDER 10 MINUTES** TO BOTH THE **M1** AND **M62**
- THE 3 UNITS EXTEND TO **29,311 SQ FT** (INCLUDING 4,376 SQ FT OF MEZZANINE)
- **LOW SITE COVERAGES** AND **EAVES OF 6M-11M**
- 3 TENANTS WITH A COMBINED **CURRENT INCOME OF £192,000 PA**
- **WARRANT: 5.32 YRS**
- **ERV IN EXCESS OF £236,000 PA**
- VARIOUS **ASSET MANAGEMENT OPPORTUNITIES** EXIST INCLUDING THE JUNE 26 RENT REVIEW OF 9A
- **FREEHOLD**

Offers are sought in the region of **£2,575,000** (Two Million Five Hundred and Seventy Five Thousand Pounds), subject to contract and exclusive of VAT.

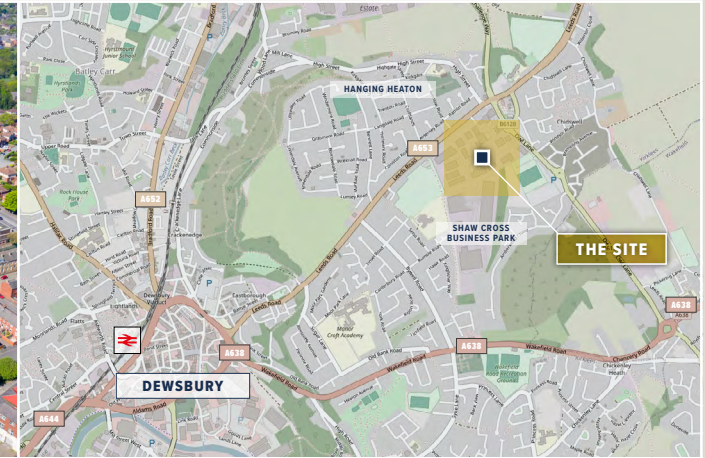
A purchase at this level would reflect the following yield profile, allowing for usual purchaser's costs:

- **Net Initial Yield 7.01%**
- **Reversionary yield 8.65%**
- The purchase price reflects a **low capital value** of just **£87.85 per sq ft**.

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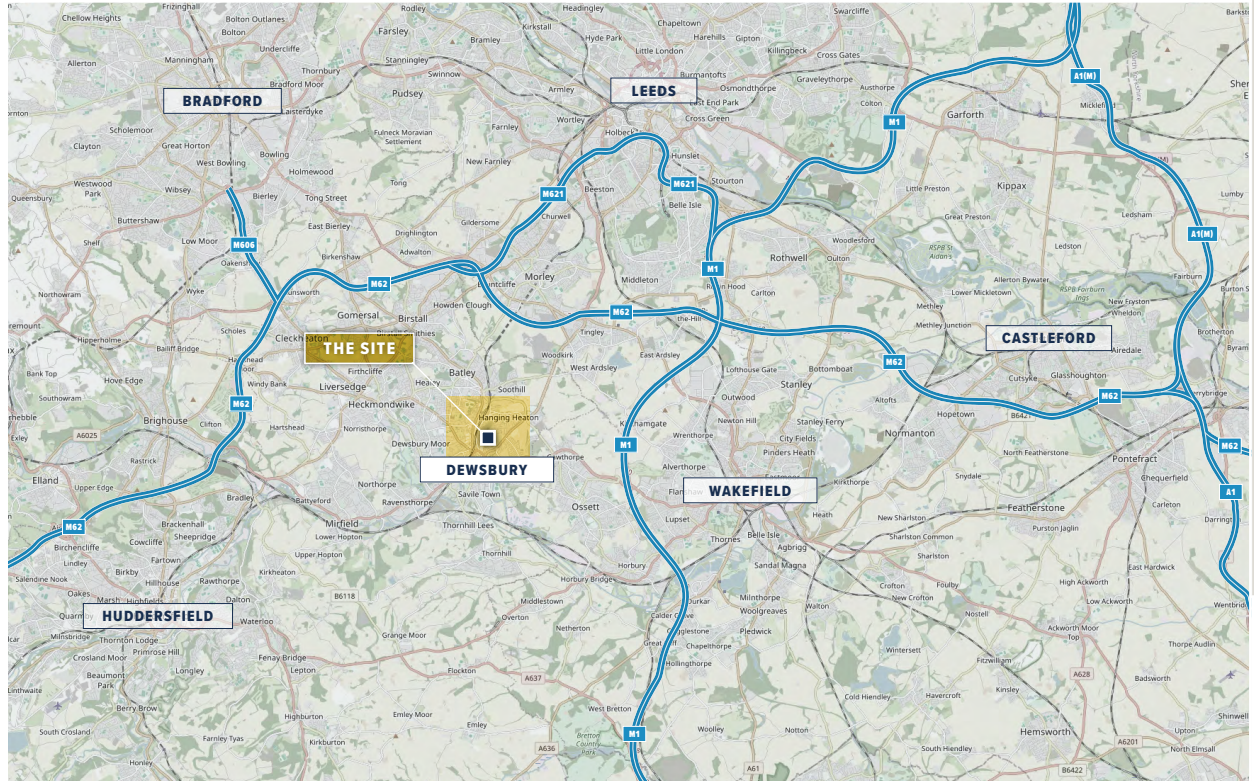


## LOCATION / SITUATION

Dewsbury is a town located less than 10 miles to the south east of Leeds within the Metropolitan Borough of Kirklees, West Yorkshire. It is also 6 miles to the west of Wakefield and 9 miles to the north east of Huddersfield.

The subject Property is located within Shaw Cross Business Park in Dewsbury, a well-established industrial and commercial estate to the North East of town centre. Shaw Cross Business Park is located off Owl Lane (B6123), which adjoins Wakefield Road (A638) and has good motorway links with junction 40 of the M1, less than 3 miles to the east and junction 28 of the M62, less than 3 miles to the north.

The property is in short proximity to both Batley and Dewsbury Rail Stations and Leeds Bradford airport is 15 miles to the north.



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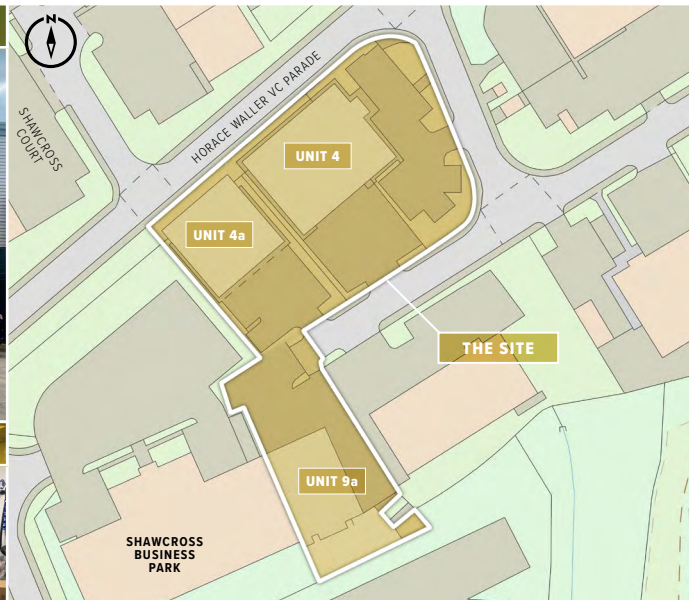


## DESCRIPTION

The property comprises 3 neighbouring self-contained industrial warehouse units of steel portal frame construction, concrete floor, metal clad roof and a mixture of brick, block and metal clad elevations. Units 4 and 4a are both detached units with eaves height of 7m and 6m respectively, whilst unit 9a is a semi detached unit adjoining a much larger unit but has a very impressive 11m eaves height.

All of the units benefit from low site coverage (unit 4 – 31%, unit 4a – 40% and unit 9a – 29%) and have good yard and parking areas.

Internally, together with the warehouse space, all have two storey office sections and all have additional mezzanine levels. Units are heated via wall / roof mounted gas heaters and all have 3 phase power.



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## ACCOMMODATION

| UNIT 4                           |               |        |
|----------------------------------|---------------|--------|
| USE                              | AREA SQ FT    | FLOOR  |
| Warehouse & offices              | 8,822         | Ground |
| Offices                          | 2,097         | First  |
| <b>TOTAL</b>                     | <b>10,919</b> |        |
| Mezzanine                        | 1,514         | First  |
| <b>TOTAL including mezzanine</b> | <b>12,433</b> |        |

| UNIT 4a                          |              |        |
|----------------------------------|--------------|--------|
| USE                              | AREA SQ FT   | FLOOR  |
| Warehouse & Offices              | 5,868        | Ground |
| Offices                          | 926          | First  |
| <b>TOTAL</b>                     | <b>6,798</b> |        |
| Mezzanine                        | 815          | First  |
| <b>TOTAL including mezzanine</b> | <b>7,609</b> |        |

| UNIT 9a                           |              |        |
|-----------------------------------|--------------|--------|
| USE                               | AREA SQ FT   | FLOOR  |
| Warehouse & offices               | 4,757        | Ground |
| Offices                           | 2,461        | First  |
| <b>TOTAL</b>                      | <b>7,218</b> |        |
| Mezzanine                         | 1,568        | First  |
| Mezzanine                         | 479          | Second |
| <b>TOTAL including mezzanines</b> | <b>9,265</b> |        |



UNIT 4



UNIT 4a



UNIT 9a

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## TENANCY SCHEDULE

| UNIT | TENANT                                | AREA<br>(INCLUDING MEZZ)                                                                                                                                                                                                                                 | LEASE START | RENT REVIEW | EXPIRY    | UNEXPIRED<br>LEASE TERM           | RENT     | RENT PSF<br>(INCLUDING MEZZ) | ERV      | ERV PSF /<br>(INCLUDING MEZZ) |
|------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----------|-----------------------------------|----------|------------------------------|----------|-------------------------------|
| 4a   | Taylor Studwelding<br>Systems Limited | 6,798 sq ft<br>(7,609 sq ft)                                                                                                                                                                                                                             | 01-Aug-25   | –           | 31-Jul-31 | 5.20 yrs<br>(3.20 yrs)            | £58,000  | £8.53<br>(£7.62)             | £64,581  | £9.50<br>(£8.49)              |
|      |                                       | Comment: There is a fixed rental uplift on 31 July 2027 to the current rent stated which will be topped up by the vendor.<br>Yearly rent charge payable (which we understand is capped at £500). There is a schedule of condition attached to the lease. |             |             |           |                                   |          |                              |          |                               |
| UNIT | TENANT                                | AREA<br>(INCLUDING MEZZ)                                                                                                                                                                                                                                 | LEASE START | RENT REVIEW | EXPIRY    | UNEXPIRED<br>LEASE TERM           | RENT     | RENT PSF<br>(INCLUDING MEZZ) | ERV      | ERV PSF /<br>(INCLUDING MEZZ) |
| 4    | Fourex Clothing Limited               | 10,919 sq ft<br>(12,433 sq ft)                                                                                                                                                                                                                           | 01-Dec-23   | –           | 30-Nov-31 | 5.53 yrs                          | £90,000  | £8.24<br>(£7.24)             | £103,731 | £9.50<br>(£8.34)              |
|      |                                       | Comment: Yearly rent charge payable (which we understand is capped at £500).                                                                                                                                                                             |             |             |           |                                   |          |                              |          |                               |
| UNIT | TENANT                                | AREA<br>(INCLUDING MEZZ)                                                                                                                                                                                                                                 | LEASE START | RENT REVIEW | EXPIRY    | UNEXPIRED<br>LEASE TERM           | RENT     | RENT PSF<br>(INCLUDING MEZZ) | ERV      | ERV PSF /<br>(INCLUDING MEZZ) |
| 9a   | Extractly Limited                     | 7,218 sq ft<br>(9,265 sq ft)                                                                                                                                                                                                                             | 01-Jun-24   | 01-Jun-26*  | 31-May-31 | 5.03 yrs                          | £44,000  | £6.10<br>(£4.75)             | £68,571  | £9.50<br>(£7.40)              |
|      |                                       | Comment: June 26 rent review remains outstanding and offers immediate reversion.                                                                                                                                                                         |             |             |           |                                   |          |                              |          |                               |
|      |                                       | 24,935 sq ft<br>(29,311 sq ft)                                                                                                                                                                                                                           |             |             |           | WALULT:<br>5.32 yrs<br>(4.71 yrs) | £192,000 |                              | £236,883 |                               |

\* There is an outstanding rent review for unit 9a on 1 June 2026 that a buyer can negotiate directly with the tenant upon completion.

### TITLE

- Unit 4 & 4a are held jointly across three Freehold titles (WYK623570 / WYK867003 / WYK671239).
- There is a rent deed and nominal annual rent affecting the property under title WYK709917.
- Unit 9a is held under Freehold title WYK645334.

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## PRICING

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## FURTHER INFORMATION

For further information regarding the disposal process and access to the data site please contact the sole agent, Watling RE.



## CONTACT DETAILS

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.

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June 2026  
Subject to Contract

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