



Michael Steel & Co  
PROPERTY CONSULTANTS

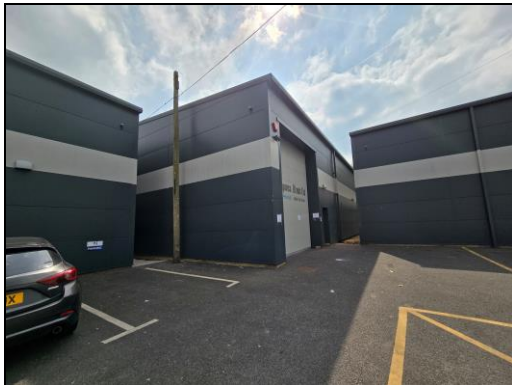
On the instructions of Carlinghow Mills Ltd

**TO LET**

**SINGLE STOREY UNITS INCLUDING  
HIGH QUALITY MODERN  
INDUSTRIAL/WORKSHOP**

**CARLINGHOW MILLS, BRADFORD ROAD,  
BATLEY, WEST YORKSHIRE, WF17 8LL**

279 - 785m<sup>2</sup> (3,000 – 8,450 sq. ft)



- Industrial/workshop & storage units with offices on multi occupied estate
- Situated within Carlinghow Mills being immediately adjacent the main A652 Bradford Road and accessible to M62 & M1
- Includes Unit C41 being a high quality nearly new workshop/warehouse unit – ***immediately available***

**0113 2348999**

## Location

Carlinghow Mills is situated on the main A652 Bradford Road immediately opposite the Amco car wash and equidistant between Dewsbury town centre and the intersection of the A652 with the main A62 Leeds Road.

The site benefits from convenient access to the majority of main arterial routes serving the North Kirklees area and in particular the regional motorways. Junction 27 of the M62 – which includes the highly successful Birstall Retail Park – and junction 28 (Tingley) of the M62 are situated within 3 miles to the north and north east respectively. The property also enjoys convenient access to the M1 motorway with junction 40 and 41 to the east.

## Description

Carlinghow Mills comprises a substantial mill complex being a series of part single part multi storey brick and stone built workshop, warehouses, showrooms and office space along with some brand new units. The property has been split to create a successful multi occupied complex including circulation space, vehicle loading and onsite parking.

The vacant space is a variety of industrial/workshop and storage units with the benefit of onsite parking. Unit C41 is a high quality nearly new industrial/warehouse unit.

Externally the premises benefit from onsite loading along with parking.

## Accommodation

C41 785m<sup>2</sup> (8,450 sq. ft)

High quality modern industrial/warehouse unit (may split).

C3 279m<sup>2</sup> (3,000 sq. ft)

Single storey workshop

**Gross Internal Floor Area 279 - 785m<sup>2</sup> (3,000 – 8,450 sq. ft)**

## Services

We are advised the property benefits from mains electricity, water and sewer drainage in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

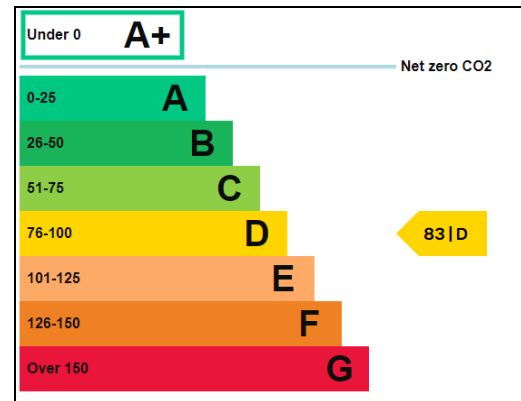
## Rating

We are advised by the Valuation Office website the rateable values are:-

Unit C41 RV £44,000  
Unit C3 To be assessed

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate



## Lease Terms

Vacant space at Carlinghow Mills is offered by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis plus site service charge.

## Rent

Unit C41 £66,000 per annum exclusive  
Unit C3 £23,400 per annum exclusive

All rents are paid quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2475/A/M  
Updated April 2024

Subject to Contract



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**0113 2348999**  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.