



Michael Steel & Co  
PROPERTY CONSULTANTS

**Due to Relocation**

**FOR SALE**

## **SUBSTANTIAL INDUSTRIAL/ WAREHOUSE COMPLEX ON LARGE SITE**

**CASTLE MILLS, BRADFORD ROAD, CLECKHEATON,  
WEST YORKSHIRE, BD19 3PS**

15,485m<sup>2</sup> (166,679 sq ft) on 7.11 acres or thereabouts



- Predominantly single storey industrial/warehouse complex with offices suitable for a variety of uses
- Strategically located only 1 mile from Junction 26 of M62 (Chain Bar) benefitting from surfaced yards providing loading & parking
- Potentially suitable for comprehensive redevelopment for a variety of alternative uses (STP) and **available summer 2021**

***\*Best & Final Offers Friday 12 February 2021 5pm\****

**0113 2348999**

## Location

Castle Mills is situated with a substantial frontage to the main A638 Bradford Road, between Cleckheaton town centre and Junction 26 of M62 (Chain Bar). The site is overlooked by the Akash Indian restaurant and is within walking distance of Cleckheaton town centre.

Less than 1 mile from the site is Junction 26 of M62 which provides strategic access across the North of England by way of the M62 motorway. Leeds is approximately 11 miles to the east.

## Description

Castle Mills has been occupied for a significant period by Westex Carpets, who have manufactured from site alongside their distribution warehouse and main office building to the front. The office building is detached and the majority of the site is a series of substantial single storey interconnecting buildings, with some being steel framed clad in metal decking under a series of metal decking and asbestos pitched roofs, with the warehouse section benefitting from eaves in excess of 10m.



Externally the site benefits from a driveway leading off the A638 into the car park adjacent the site offices plus a large overflow parking area as well as a large central service yard providing HGV turning and loading areas to various sections of the main buildings.

**Site Area** 2.88 ha (7.11 acres) or thereabouts

## Accommodation

Detached office 852m<sup>2</sup> (9,170 sq ft)



Detached workshop 552m<sup>2</sup> (5,945 sq ft)  
Main manufacturing space 10,225m<sup>2</sup> (110,057 sq ft)



Lofty warehouse (10.1m to eaves) 3,502m<sup>2</sup> (37,694 sq ft)  
Ancillary stores/workshops 369m<sup>2</sup> (3,976 sq ft)

**Gross Internal Floor Area** 15,485m<sup>2</sup> (166,679 sq ft)

## Services

We are advised Castle Mills benefits from mains water, sewer drainage, gas and a substantial incoming electricity supply, in addition to individual appliances including lighting and heating. 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 understand from the Valuation Office website the premises are assessed at Rateable Value £455,000.

The National Uniform Business Rate for 2020/21 is 51.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

## EPC

The premises have an energy rating of D (77).

## Vacant Possession

It is anticipated vacant possession will be available in summer 2021.

## Price

Seeking offers in the region of £5.95m.

All offers to be submitted in writing to the vendor's agents by no later than Friday 12 February 2021 at 5pm.

## VAT

The price is quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**  
**Richard Barker**  
**Ben Preston**  
**Our Ref: 1755/A/M**  
**January 2021**

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**Subject to Contract**



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**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.