



Michael Steel & Co  
PROPERTY CONSULTANTS

**Due to Relocation**

**TO LET**

**STRATEGICALLY LOCATED  
INDUSTRIAL/FACTORY & OFFICE  
PREMISES**

**OLD MILLS, MOOR TOP, OFF WHITEHALL ROAD,  
DRIGHLINGTON, WEST YORKSHIRE, BD11 1BY**

7,229m<sup>2</sup> (77,808 sq ft)



- Substantially principally single storey industrial/storage property including multi storey office block
- Strategically located just off Whitehall Road benefitting from accessibility to both junction 26 & 27 of M62
- Benefitting from onsite loading and parking - **available from November 2021**

**0113 2348999**

## Location

Moor Top is situated just off the A58 Whitehall Road, in a mixed use area. The main A650 Bradford Road and A58 Whitehall Road connects nearby and provide good access to main arterial routes and the motorway network serving West Yorkshire..

Drighlington is approximately 7 miles from Leeds and 5 miles from Bradford city centre. Junction 26 (Cleckheaton) and junction 27 (Birstall/M621) are approximately 3 miles from the subject property.

## Description

The property has been occupied for an extended period by Drake Extrusion – prior to their relocation to Huddersfield – and comprises two mainly single storey interconnecting sections, with one section benefitting from a multi-storey office block to the front (under a flat roof).

The buildings are a variety of ages and construction (mainly brick built under pitched roofs), though have for many years been utilised for manufacturing/industrial with ancillary storage and office use.



Externally the property has two access points off Whitehall Road and benefits from a tarmac/surfaced driveway and car park. The access adjacent the offices is shared with the adjacent tenant.

## Accommodation

Ground floor industrial/workshop 5,745.81m<sup>2</sup> (61,848 sq ft)

Comprising a series of interconnecting single storey workshop/manufacturing areas benefitting from various loading doors and internal partitioning to comprise engineer stores, toilets, kitchenette areas, etc.

Multistorey industrial (first, second & third floor) 229.14m<sup>2</sup> (2,466 sq ft)

Offices (3 floors) 1,253.58m<sup>2</sup> (13,494 sq ft)

Comprising a prominent office block at the front of the site offering part open plan general offices, along with a series of private offices, toilets, storage and kitchenette areas.

**Gross Internal Floor Area 7,228.53m<sup>2</sup> (77,808 sq ft)**

## Services

We are advised Old Mills benefits from mains water, sewer drainage, gas and a substantial three phase electricity supply along with 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.

## EPC

An EPC has been commissioned to coincide with the outgoing tenant vacating and will be available upon request.

## Rating

We are advised by the Valuation Office website the premises are assessed at:-

Factory & Premises

RV £195,000

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

The National Uniform Business Rate for 2021/22 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Vacant Possession

The outgoing tenant will vacate the property before 01 November 2021.

## Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

## Rent

On application.

## VAT

All rents are quoted exclusive of VAT and VAT to be charged if applicable.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a 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: 2979/A/M**  
**Updated September 2021**

**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.