



Michael Steel & Co  
PROPERTY CONSULTANTS


**TO LET**

**BRAND NEW UNIT OFF  
BRADFORD ROAD WITH **

**FRONTIER BUSINESS PARK, BRADFORD ROAD,  
BATLEY, WEST YORKSHIRE, WF17 6JD**

409m<sup>2</sup> (4,400 sq ft) approx.



- High quality brand new unit suitable for a variety of leisure or light industrial uses (STP)
- Strategically located to the rear of JD Gyms, Starbucks & Zucchini's off exceptionally busy Bradford Road with parking
- Adjoining unit pre-let to  & final unit available late 2021

**0113 2348999**

## Location

The new terrace is being constructed to the rear of the long established Batley Variety Club/Frontier, which is now occupied by JD Gyms. The site also includes the successful Zucchini's Italian restaurant and recently a Starbucks was erected immediately adjacent Bradford Road (Starbucks does include its own access off A652 and dedicated parking).



Frontier Business Park benefits from a substantial frontage to the exceptionally busy Bradford Road only a short distance from Batley town centre and approximately 2 miles north west of Dewsbury. The A652 Bradford Road links Dewsbury with Batley, via Birstall, and allows access for the majority of main arterial routes serving the North Kirklees/heavy woollen district.

'Batley's Golden Mile' continues to have significant leisure operators as well as JD Gyms and Starbucks, and the site is relatively close to Redbrick Mill (occupiers include Heal's).

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to junction 25 & junction 27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with junction 26 at Cleckheaton, are within a 7 mile radius and junction 40 of the M1 is within 10 miles.

## Description

The new terrace being constructed within Frontier Business Park is accessed over new bridge and provides high quality light industrial/leisure space with onsite parking.

Unit 1 is pre-let to **swim!** and anticipated Unit 2 will be available for occupation from late 2021.

## Accommodation

Unit 2\* approx 408.77m<sup>2</sup> (4,400 sq ft)  
\*Floor area to be confirmed upon completion.

The unit to comprise an open plan facility.

**Gross Internal Floor Area\*** (approx) 409m<sup>2</sup> (4,400 sq ft)

## Services

The new terrace to benefit from mains water, sewer drainage and electricity, along with relevant appliances. 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.

## Non Domestic Rating

The premises will require to be assessed upon completion.

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

## Planning

The premises obtained a planning consent for the erection of D2 (leisure) & B1 (light industrial) application no: 2020/62/91376/E passed in November 2020.

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

## Lease Terms

The final unit is offered by way of a new lease, for a period of years to be agreed, incorporating regular rent reviews plus the site service charge.

## Rent

£49,800 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## 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)  
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**Our Ref: 1965/A/M**  
**Updated November 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.