



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Blackshaw Holdings

**TO LET**

## **FLEXIBLE WORKSHOP & STORAGE UNITS**

**NORTH VALE MILLS, BRADFORD ROAD,  
BAILIFF BRIDGE, BRIGHOUSE, WEST YORKSHIRE,  
HD6 4EJ**

185 - 539m<sup>2</sup> (1,992 – 5,800 sq ft)



- Various size workshop/storage units within multi occupied mill
- Conveniently located fronting the main A641 Bradford Road & easily accessible to Junction 25 of the M62
- Flexible terms with internal goods hoist & onsite parking

***\*IMMEDIATELY AVAILABLE FOR OCCUPATION\****

**0113 2348999**

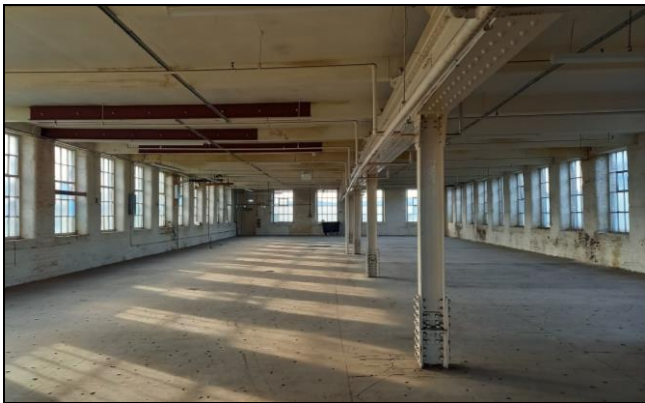
## Location

North Vale Mills front the main A641 close to the junction of Bradford Road (A641) with Birkby Lane near the centre of Bailiff Bridge. The property is only a short distance from Brighthouse town centre, with nearby occupiers on Bradford Road including B&M Bargains and McDonalds drive thru.

North Vale Mills is accessed directly off the main Bradford Road and does benefit from convenient access to the M62 motorway. Junction 25 of the M62 (Brighthouse) is approximately 3 miles to the south east and Junction 26 (Cleckheaton) is a similar distance to the north east.

## Description

North Vale Mills comprises a multi storey stone built former textile mill which has been split to create a number of units. The vacant space is located across various floors with upper floors benefitting from both a goods lift and pedestrian lift. Internally, the property comprises large open plan mill space with concrete floors.



Externally the multi occupied premises benefit from a loosely surfaced yard providing onsite parking and loading.

## Accommodation

The schedule below is the full extent of vacant space on each floor and floors could be split to suit requirements:-

Ground Floor 417m<sup>2</sup> (4,493 sq ft)  
Ground floor space accessed via a shared roller shutter loading door. Shared access.

First Floor 538m<sup>2</sup> (5,795 sq ft)  
First floor with access to both the goods and pedestrian lift, open plan layout.

Second floor 185m<sup>2</sup> (1,992 sq ft)  
The second floor space comprises partitioned office/stores with access to lifts.

Third floor 537m<sup>2</sup> (5,786 sq ft)  
Whole of the third floor vacant providing open plan space with access to both goods and pedestrian lifts.

Fourth Floor 358m<sup>2</sup> (3,857 sq ft)  
Fourth floor space comprises a mix of partitioned office and storage units, part occupied.

Fifth floor 129m<sup>2</sup> (1,397 sq ft)  
The top floor comprises steel storage cages previously utilised by tenants of other floors.

**Total Vacant Space up to 2,036m<sup>2</sup> (21,924 sq ft)**

## Services

We are advised that mains water, sewer drainage and a substantial three phase electricity supply are connected to the property in addition to independent 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 that individual areas will need to reassessed upon occupation.

The National Uniform Business Rate for 2021/22 is 51.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale MBC Tel: 01422 357257.

## Energy Performance Certificate

EPC rating E.

## Lease Terms

Vacant workshop/storage units are offered by way of flexible/'easy in easy out' agreements.

## Rent

Upon application.

## VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

## Legal Costs

In the event of any legal costs being incurred the ingoing tenant is to be responsible for the landlord's costs.

## 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: 3248/A/M**  
March 2022

**Subject to Contract**



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**0113 2348999**  
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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.