



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

**SELF CONTAINED MODERN  
WAREHOUSE/INDUSTRIAL  
PREMISES**

**UNIT A GRANGE VALLEY ROAD, OFF GRANGE ROAD,  
BATLEY, WEST YORKSHIRE, WF17 6LL**

3,196m<sup>2</sup> (34,405 sq. ft)



- Modern single storey warehouse/industrial unit on self contained site
- Strategically well located off Grange Road with good links to M62 (J28) and M1 (J40)
- Benefitting from eaves over 7m and available from September 2024

**0113 2348999**

### Location

The premises are located in a highly prominent position off Grange Road with access from Grange Valley Road with nearby occupiers including HSL, Oxfam and Royal Mail. This area witnessed significant infrastructure improvements previously and Grange Road links the Heavy Woollen District to the M1 and M62 motorway with Junction 40 (Wakefield/Ossett) and Junction 28 (Tingley) within a two mile radius respectively.

Grange Road connects the main A652 Bradford Road (which includes Batley's Golden Mile) and the A653 Leeds Road with the property benefiting from a good local labour pool and only one mile from Batley town centre.

### Description

Unit A Grange Valley Road comprises a modern single storey metal clad high bay warehouse under a pitched metal decking roof. Internally the property benefits from a solid concrete floor and eaves height of 7.17m.

The premises incorporate 2 tail level dock loading doors along with 1 additional ground level electrically operated roller shutter door.

Externally the property benefits from a self contained macadam yard with concrete loading aprons. The premises are secured via palisade fencing around the perimeter.



### Accommodation

Warehouse 3,147m<sup>2</sup> (33,879 sq. ft)  
High bay warehouse with eaves height of 7.17m and solid concrete floor

Office & facilities 49 m<sup>2</sup> (526 sq. ft)  
Reception/works office, canteen and WC's

**Gross Internal Floor Area 3,196m<sup>2</sup> (34,405 sq. ft)**

### Services

We are advised the premises benefit from mains water, sewer drainage, gas and 3 phase electricity. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

### Business Rates

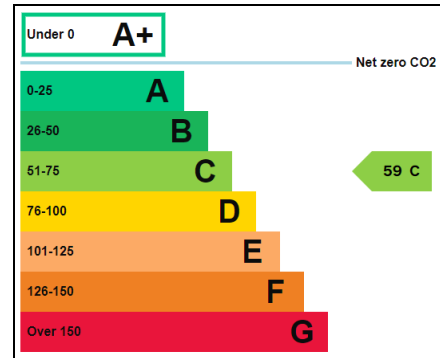
We are informed by the valuation office website the premises have a rateable value of :

Warehouse & Premises £164,000

The National Uniform Business rate in the £ for 2024/25 is 54.6p.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the local authority Kirklees Council 01484 414900.

### Energy Performance Certificate



### Terms

Unit A Grange Valley Road is offered by way of a new lease for a term of years to be agreed incorporating periodic rent reviews on an FR&I basis.

### Rent

On application.

The rent is payable quarterly in advance.

### VAT

All rents are 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.

### Viewing/Enquiries

Strictly by appointment only with the sole joint 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)

**Gent Visick**  
Jonathan Jacobs

Tel: 0113 2456000  
[jonathan@gvproperty.co.uk](mailto:jonathan@gvproperty.co.uk)

Our Ref: 0778/A/M  
July 2024

Subject to Contract



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[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.