



Michael Steel & Co  
PROPERTY CONSULTANTS

# PRELIMINARY ANNOUNCEMENT

## TO LET/may sell

# STRATEGICALLY LOCATED OFFICE BUILDING

**MOOREND HOUSE, SNELSINS LANE,  
CLECKHEATON, WEST YORKSHIRE, BD19 3UE**

539m<sup>2</sup> (5,805 sq. ft) gross



- Stone built office building suitable for ongoing commercial use or conversion for alternative uses (STP)
- Strategically located just off main A651 Bradford Road & less than 0.5 miles from Junction 26 of the M62 (Chain Bar/Cleckheaton)
- Benefitting from good onsite parking and flexible space (suitable for either investment or owner occupation)

**For further information please contact Alec Michael or Ben Preston  
([alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk) or [ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk))**

**Our Ref: 3567/A/M**

**September 2024**

**Subject to Contract**

# 0113 2348999



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0113 2348999  
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.