



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGHLY PROMINENT INDUSTRIAL PREMISES WITH LARGE YARD

**INGS MILL, BRADFORD ROAD, BATLEY,
WEST YORKSHIRE, WF17 6JE**

922m² (9,916 sq ft) on 1.12 acres



- Two single storey industrial/storage buildings previously used for recycling and storage purposes
- Strategically located with substantial frontage to main A652 Bradford Road between Dewsbury and Batley
- Available on a short term flexible basis or alternatively, subject to site redevelopment, longer term (conditional upon planning)

****Immediately Available for Occupation****

0113 2348999

Location

Ings Mill is situated with a substantial frontage to the extremely busy main A652 Bradford Road only a short distance from Batley Town Centre and approximately 2 miles to the north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access to the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

'Batley's Golden Mile' continues to have significant pub/leisure operators although the former Batley Variety Club/Frontier is now occupied by JD Gyms and a new Starbucks drive thru is adjacent. Ings Mill is immediately next door to the extremely successful Redbrick Mill with occupiers including Neptune.

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to J25 and J27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with J26 at Cleckheaton, are within a 7 mile radius and J40 of the M1 is within 10 miles.

Description

Ings Mill comprises former recycling premises including two single storey buildings on a large prominent site mostly recently used for storage.

Externally Ings Mill does benefit from a part surfaced yard providing excellent onsite storage, vehicle parking and circulation space.



The new owners of the site are reviewing the sites redevelopment potential for a variety of possible uses hence the site is available on a short term flexible basis. However the landlords intention is to develop the site and applications from strong covenants on long term leases will also be considered (subject to any requisite consents).

Total Site Area 0.45 ha (1.12 acres)

Accommodation

Workshop/storage with internal offices 707.24m² (7,613 sq ft)

Workshop (plus extension) 204.71m² (2,203 sq ft)

Gross Internal Floor Area 921.95m² (9,916 sq ft)

Services

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

Rating

We are advised the premises are assessed for rating purposes as follows:-

Warehouse & Premises RV £23,250

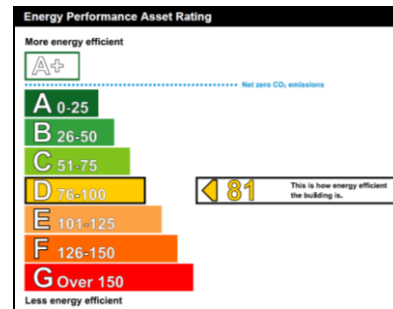
The National Uniform Business Rate for 2024/25 is 49.9p in the £ ignoring transitional phasing relief and allowances to small businesses.

Planning

We understand the site has been used for recycling for an extended period and latterly for storage.

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

Energy Performance Certificate



Lease Terms

The premises are offered with immediate availability for a period of approximately 1 year, to be excluded from the Landlord & Tenant Act with a rent to be agreed.

The landlord is seeking to redevelop the site for trade warehouse/quasi retail uses (STP) and the whole site (or units) will be available for such uses in due course.

The rent will be payable monthly or quarterly in advance by direct debit/standing order.

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

In the event of any lettings the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2207/A/M
January 2025

Subject to Contract

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.