



Michael Steel & Co
PROPERTY CONSULTANTS

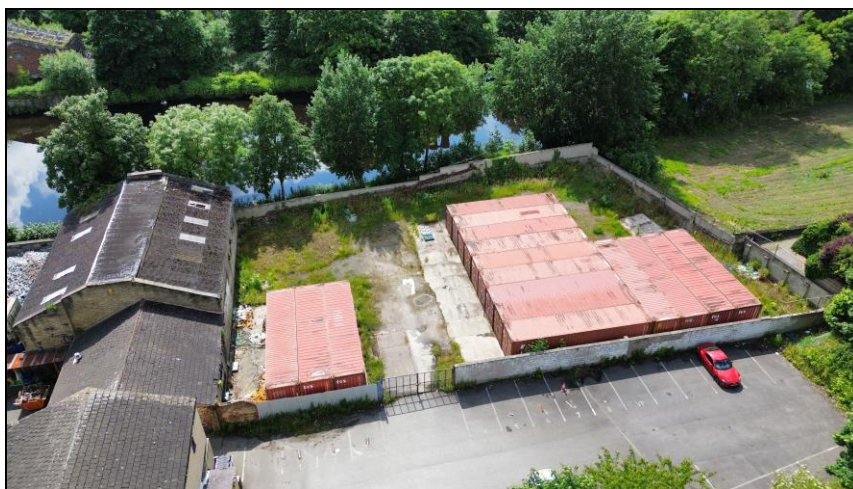
On the instructions of Foldhead Properties

TO LET

CONVENIENTLY LOCATED SELF CONTAINED YARD/COMPOUND

**PART FOLDHEAD MILL (B3),
OFF HUDDERSFIELD ROAD, MIRFIELD,
WEST YORKSHIRE, WF14 8DD**

0.15 ha (0.375 acres) or thereabouts



(the containers have been removed from site)

- Regular shaped and flat yard/compound suitable for a variety of uses (STP)
- Strategically located just off the main A644 Huddersfield Road in centre of Mirfield (part of larger Foldhead Mill complex)
- Immediately available for occupation on flexible terms

0113 2348999

Location

Yard B3 Foldhead Mills comprises part of the larger Foldhead Mills complex which includes Acre Valley and Zeus Recycling (Glass) Ltd along with Oxfam, Kirkwood Hospice and The Office wine bar (positioned to the front).

Whilst the majority of Foldhead Mill (within the ownership of Foldhead Properties) is accessed off Newgate, yard B3 is accessed off Huddersfield Road.

The premises are within Mirfield town centre which includes Tesco convenience store, Lidl, Co-op supermarket along with various regional and local occupiers along with Mirfield railway station which is currently undergoing refurbishment (as part of the wider Transpennine upgrade works).

The main A644 Huddersfield Road provides not only good access throughout North Kirklees but also to the motorway network with Junction 25 of the M62 (Brighouse) being within 3 miles.

Description

Yard B3 Foldhead Mills is a regularly shaped and flat compound/yard which has most recently been utilised by one of the adjacent occupiers who had containers on the site.



Total Site Area 0.15 ha (0.375 acres) or thereabouts

Services

We are advised yard B3 can benefit from mains electric (accessed via the adjacent substation). 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.

Energy Performance Certificate

We understand an Energy Performance Certificate is not required for the subject premises.

Rating

We are verbally advised by the Valuation Office Website the premises are assessed for rating purposes as follows:-

Yard & Premises RV £13,500

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised by Kirklees Council the subject premises benefit from an existing industrial consent. Any alternative uses will be subject to a satisfactory planning consent being obtained from the Local Authority.

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

Lease Terms

Yard B3 is offered by way of a new lease for a flexible period of years to be agreed, with all leases at Foldhead Mills excluded from the Landlord & Tenant Act 1954 Part II.

Rent

£320 per week exclusive.

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

VAT

The rent is quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and source of funding will be required from the successful offeree prior to instructing solicitors

Legal Costs

The incoming tenant to be responsible for the landlords' 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

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 1656/A/M
Updated May 2025

Subject to Contract



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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.