



Michael Steel & Co
PROPERTY CONSULTANTS

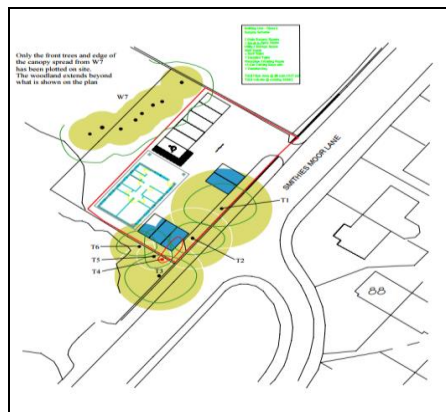
PRELIMINARY ANNOUNCEMENT

TO LET/may sell

BRAND NEW COMMERCIAL PREMISES WITH **P**

SMITHIES MOOR LANE, BIRSTALL, NR BATLEY,
WEST YORKSHIRE, WF17 9AN

106m² (1,141 sq. ft) gross



- Brand new (nearing completion) single storey commercial building on a self contained site with dedicated parking (11 spaces)
- Conveniently located on Smithies Moor Lane only a short distance from junction of main A62 Leeds/Huddersfield Road and A652 Bradford Road providing excellent access throughout the region
- Suitable for a variety of uses including surgery, salon, office, vets or similar uses (STP)

To let £23,500 per annum or may sell in the region of £375,000 (plus VAT)

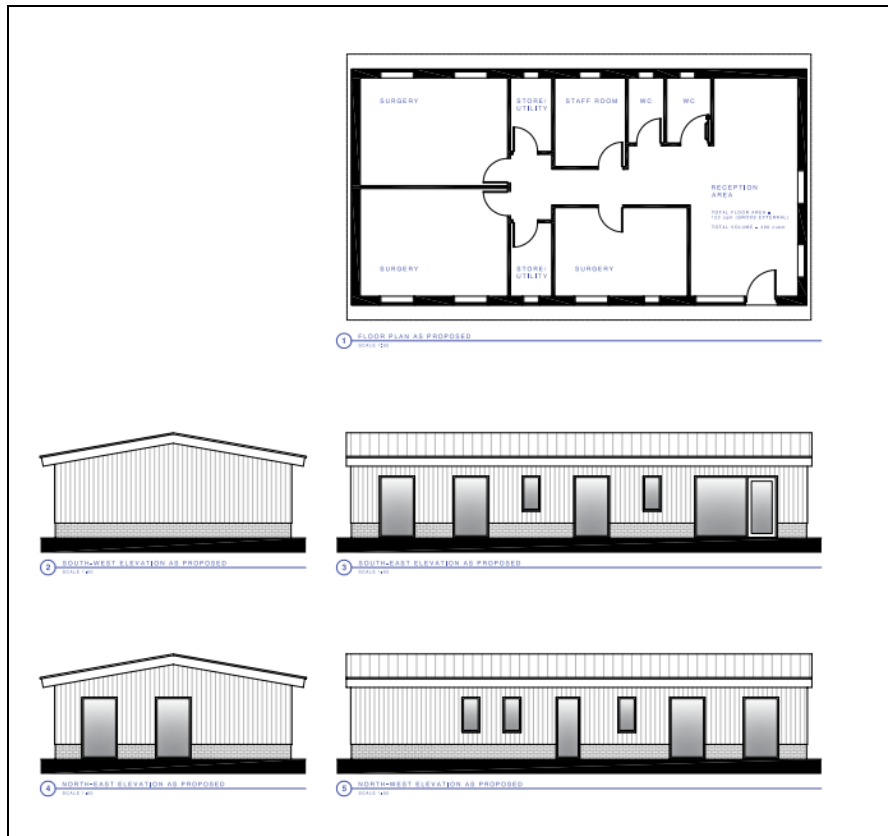
For further information please contact Alec Michael (alec@michaelsteel.co.uk) or Ben Preston (ben@michaelsteel.co.uk)

Our Ref: 3669/A/M

July 2025

Subject to Contract

0113 2348999



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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.