



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT TO LET

STRATEGICALLY LOCATED WAREHOUSE WITH OFFICES

**OAKWELL WAY, BIRSTALL (JUNCTION 27 M62),
WEST YORKSHIRE, WF17 9LU**

5,180m² (55,756 sq. ft)



- Surplus space within large single storey modern warehouse with offices – eaves height up to 7m
- Strategically located less than 1 mile from Junction 27 of M62 (intersection with M621 leading into Leeds City Centre)
- Available from October 2025 by way of a sublease & potentially available additional yard space (by way of separate negotiation)

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

Our Ref: 3687/A/M

August 2025

Subject to Contract

0113 2348999