



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **SECURE STORAGE & DISPLAY COMPOUND**

**UNIT 8 INGS MILL, DALE STREET,  
OSSETT, WF5 9HQ**

730m<sup>2</sup> (0.18 acres)

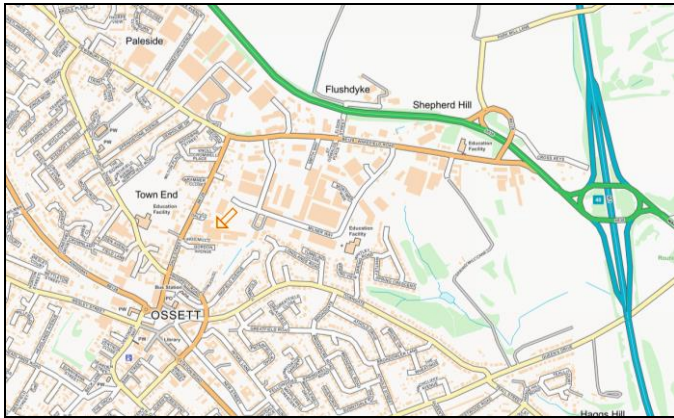


- Fenced to boundaries with security gate
- Within 1 mile of Junction 40 of the M1 motorway (off Milner Way)
- Prefabricated office & WC available (by separate negotiation)

**0113 2348999**

## Location

The premises form part of the Ings Mill Business Complex situated between Milner Way/Longlands Trading Estate and Dale Street, a short distance to the north of Ossett town centre and its amenities and within 1 mile of Junction 40 of the M1 motorway.



## Description

The premises comprise a level, rectangular and drained macadam surfaced compound with security fencing and sliding security gate.

A prefabricated single storey office (pictured below) with accommodation comprising reception office, meeting room, kitchen and WC's and extending to 41.27m<sup>2</sup> (444 sq. ft) is connected to mains electricity, water and drainage, is the property of a former tenant and available to purchase by separate negotiations.



## Services

Mains electricity, water and drainage, are connected to the property. Prospective tenants must satisfy themselves with regard to the condition and/or capacity of utilities and installations.

## Rating

Through enquiries of the Valuation Office website the premises are assessed as follows:-

Land Used for Car Sales & Premises RV £12,750

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

## Energy Performance Certificate

The property is exempt from the requirement of an EPC.

## Lease Terms

The property is available To Let by way of a new lease at a rent of £20,000 per annum, payable either quarterly or monthly in advance exclusive of rates and utilities.

## VAT

Vat is applicable and will be charged on the rent.

## Service Charge

There is **no estate service charge** applicable to the letting.

## 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

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**  
**Andrew Steel**  
**Ben Preston**

**Tel: 0113 234 8999**  
**[andrew@michselsteel.co.uk](mailto:andrew@michselsteel.co.uk)**  
**[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)**

**Our Ref: 3700/A/S**  
**August 2025**

**Subject to Contract**



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**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.