



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **HIGH QUALITY MODERN TRADE/WAREHOUSE UNIT**

**UNIT 2-4 CANAL MILLS, HILLHOUSE LANE,  
OFF LEEDS ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD1 6BT**

765m<sup>2</sup> (8,234 sq. ft)



- Modern single storey trade warehouse/industrial unit immediately adjacent David Harrison & Sons Electrical
- Located just off exceptionally busy A62 Leeds Road only a short distance from Huddersfield town centre
- Benefitting from 3 loading doors, onsite parking & internally built offices

**0113 2348999**

## Location

Canal Mills is situated with a substantial frontage to Hillhouse Lane, only a short distance from its intersection with the main A62 Leeds Road. Hillhouse Lane links Leeds Road with the main A641 Bradford Road, approximately 1 mile to the north east of Huddersfield town centre.

The main A62 Leeds Road continues to be the busiest arterial route serving the Huddersfield area and Hillhouse Lane is situated between Huddersfield's two main out of town retail parks which include PC World, B&Q, Home Bargains and TK Maxx. The location is also only a short distance from Odeon Cinema complex and John Smiths Stadium, with immediately adjacent the property Costa Coffee, Travel Lodge and Yorkshire Rose public house.

The main A62 Leeds Road provides direct access to J25 of M62 (Brighouse) along with J23 (west only) and J24 of M62 being less than 3 miles to the north west of Huddersfield ring road.

## Description

Units 1-4 Canal Mills comprise modern steel portal framed warehouse/industrial unit being part metal clad under a pitched metal roof incorporating Perspex roof lights with solid concrete ground floor. Units 2-4 were previously occupied by Andrew Page/Euro Car Parts and are immediately available for occupation.

Externally Canal Mills benefits from a large surfaced yard and car parking area providing good onsite circulation/loading provision along with shared parking.



## Accommodation

Unit 1 Under Offer

Comprising open plan industrial/warehouse unit with large roller shutter loading door and internally built office/ancillary provisions.

Units 2-4 764.96m<sup>2</sup> (8,234 sq. ft)

Comprising a large open plan trade warehouse/industrial unit with some internal partitioning to create office and ancillary provisions.

Gross Internal Floor Area 765m<sup>2</sup> (8,234 sq. ft)

## Services

We are advised mains water, sewer drainage, gas and electricity are connected to Canal Mills along with heating and lighting. 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.

## Rating

We are advised by Kirklees MC the individual units are assessed as follows-

Unit 1 Warehouse & Premises RV £16,500

Units 2-4 Warehouse & Premises

RV £44,250

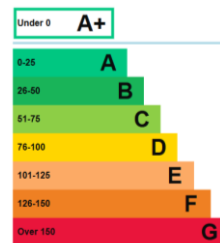
The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

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

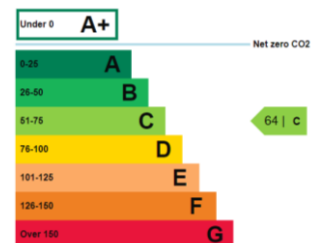
## EPC

The EPC rating for Unit 1 is C(66) and Units 2-4 C(64) with EPCs available upon request.

This property's energy rating is C.



This property's current energy rating is C.



## Lease Terms

Unit 1 is occupied by way of a lease expiring in 2027. The premises can be offered by way of a new lease or alternatively by way of assignment/sub-lease of the existing lease (which is excluded from the Landlord & Tenant Act).

**Unit 1 is under offer.**

Units 2-4 Canal Mills are offered by way of a new lease for a period of years to be agreed, incorporating regular rent reviews, on an effectively full repairing and insuring basis (plus the site service charge). Alternatively the premises can be made available by way of the existing lease (assignment or sub-lease).

All leases at Canal Mills are excluded from the Landlord & Tenant Act Part II 1954.

## Rent

Unit 1 Under Offer  
Units 2-4 £68,500 per annum exclusive

The rent is payable 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

The incoming 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

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

Our Ref: 2960/A/M

Updated September 2025

Subject to Contract



Michael Steel & Co  
PROPERTY CONSULTANTS

0113 2348999  
[www.michaelsteel.co.uk](http://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.