



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

## **PROPOSED NEW TWO STOREY COMMERCIAL/OFFICE PREMISES**

**FRONTIER BUSINESS PARK, BRADFORD ROAD,  
BATLEY, WEST YORKSHIRE, WF17 6JD**

280 - 560m<sup>2</sup> (3,000 – 6,000 sq. ft)



- Proposed brand new two storey commercial/office unit potentially suitable for a variety of alternative uses (STP)
- Strategically located on Bradford Road to the rear of large JD Gym and Zucchini's restaurant, and to the front of SWIM!
- Benefitting from shared onsite parking and available from spring/summer 2026

**0113 2348999**

## Location

The proposed new unit is immediately to the rear of the existing building which includes JD Gyms and Zucchini's Italian restaurant. Immediately adjacent JD Gyms, also fronting Bradford Road, is a Starbucks drive thru and to the rear are two new units occupied by Swim! and The Little Town of Play Ltd.

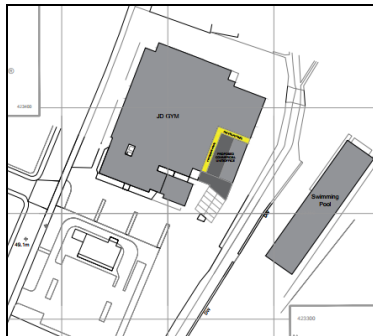


Frontier Business Park benefits from a substantial frontage to the exceptionally busy Bradford Road only a short distance from Batley town centre and approximately 2 miles north west of Dewsbury. The A652 Bradford Road links Dewsbury with Bradford, via Birstall, and allows access for the majority of main arterial routes serving the North Kirklees/Heavy Woollen district.

'Batley's Golden Mile' continues to have significant leisure and retail operators as well as JD Gyms and Starbucks, and the site is close to the ever popular Redbrick Mill (occupiers include Heal's, Roche Bobois and Pooky Lighting). The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to junction 25 & junction 27 of the M62 (at Brighouse and Birstall respectively).

## Description

The landlord has secured consent to construct a brand new two storey commercial/office building which could potentially be suitable for a variety of alternative uses (STP) and/or split on a floor by floor basis, along with shared onsite car parking.



## Accommodation

Proposed new unit 280 – 560m<sup>2</sup> (3,000 – 6,000 sq. ft)

The proposed new build is effectively open plan over two floors.

Gross Internal Floor Area up to 560m<sup>2</sup> (6,000 sq. ft)

## Services

We are advised the proposed new unit will benefit from mains water, sewer drainage and electricity along with individual appliances. 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.

## Non Domestic Rating

The proposed new build will require to be assessed upon completion/occupation.

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

## Planning

The site obtained a planning consent (application number 2023/62/91658/E) in May 2024 for the construction of a new two storey commercial/office unit. The premises could be suitable for alternative uses (STP).

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

## Lease Terms

The proposed new unit is offered by way of a lease for a period of years to be agreed, incorporating three yearly rent reviews, plus the site service charge.

## Rent

On application.

The rent is payable 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 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 a 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: 1965/A/M  
September 2025

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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