



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

WELL LOCATED SINGLE STOREY WAREHOUSE/DEPOT

**BRIDGE ROAD GOODS YARD, OFF BRIDGE ROAD,
HORBURY BRIDGE, WAKEFIELD,
WEST YORKSHIRE, WF4 5NR**

698 m² (7,512 sq. ft)



- Single storey recently re-clad depot/warehouse building
- Conveniently located just off main A642 Bridge Road less than 4 miles from J40 M1
- Benefitting from internal mezzanine providing office/storage and *available from January 2026*

0113 2348999

Location

Bridge Road Goods Yard is located in Horbury Bridge, close to the former Horbury Bridge rail goods yard. The property is situated on Parklands Mews, just off Parklands Drive which connects to the main A642 Bridge Road.

Bridge Road provides good access to both Dewsbury and Wakefield city centre (approximately 2.5 miles away). Bridge Road provides good commuter links with bus routes running to both Dewsbury and Wakefield.

Description

Bridge Road Goods Yard comprises a single storey warehouse/depot which has recently been re-clad. The property provides a 3 bay warehouse facility with an internal mezzanine which has a large general office along with storage provisions.



Externally the premises benefit from loading provisions to the front, via the roller shutter loading door, along with onsite parking.

Accommodation

Ground floor warehouse 490.88m² (5,284 sq. ft)

Being a 3 bay warehouse facility with access via front roller shutter loading door in middle bay. Eaves height approximately 4.65m and single phase power.

Mezzanine 207.04m² (2,228 sq. ft)

Timber mezzanines providing a large general office (constructed by previous occupier) and additional storage provisions.

Gross Internal Floor Area 697.92m² (7,512 sq. ft)

Services

We are advised Bridge Road Goods Yard benefits from a single phase electricity supply, water and sewer drainage in addition to heating and sodium/fluorescent lighting installations. 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 Wakefield Council the premises are assessed as follows:-

Warehouse & Premises (Unit 1)	RV £14,250
Warehouse & Premises (Unit 2)	RV £6,800
Warehouse & Premises (Unit 3)	RV £10,500

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, Wakefield Council Tel: 01924 306090.

Energy Performance Certificate

The property has an EPC rating of D (78).

Lease Terms

The premises are currently occupied by way of a 6 year lease from 2024 and the existing tenants are seeking to vacate by January 2026. The premises are offered by way of assignment or sublease or a new lease for a period of years to be agreed incorporating 3 yearly rent reviews.

Rent

£45,000 per annum exclusive.

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 all parties reasonable legal costs incurred in the completing of a lease or assignment/sublease (and respective counterpart).

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3468/A/M
September 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.