



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Springfield Properties West Yorkshire Ltd

PRELIMINARY ANNOUNCEMENT TO LET

HIGH PROFILE SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

UNIT 2/3 PROVIDENCE WORKS, 483 BRADFORD ROAD,
BATLEY, WEST YORKSHIRE, WF17 8LB

656m² (7,061 sq. ft)



- Good quality refurbished single storey industrial/warehouse unit
- Strategically located in highly prominent position adjacent main A652 Bradford Road with good access to motorway network
- Benefitting from offices; 3 tonne travelling crane along with onsite parking – *available for occupation November 2025* with rent £46,500 per annum exclusive

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

Our Ref: 3720/A/M

October 2025

Subject to Contract

0113 2348999