



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**STRATEGICALLY LOCATED
BRAND NEW
INDUSTRIAL/WAREHOUSE UNIT**

**ELDON STREET, OFF WAKEFIELD ROAD, OSSETT,
WEST YORKSHIRE, WF5 9JY**

424m² (4,560 sq. ft)



- Brand new single storey industrial/warehouse unit with ancillary space opposite
- Strategically well located just off main B6129 Wakefield Road and only 1 mile from J40 M1 (Wakefield)
- Immediately to the rear of large Walkers Windows showroom benefitting from office/welfare provisions opposite with onsite parking

0113 2348999

Location

Eldon Street is located off the main B6129 Wakefield Road with the premises being situated immediately to the rear of the large Walkers Windows showroom and manufacturing premises. Access to the unit is off Eldon Street via large metal gates in a predominantly industrial and commercial area with the popular Longlands Trading Estate on Milner Way only a short distance from the property.

The main B6129 Wakefield Road connects to Ossett town centre as well as Junction 40 of the M1 motorway providing excellent links throughout the North of England via the M62 and M1.

Description

The premises comprise a brand new steel framed single storey industrial/warehouse unit being part blockwork built and principally clad in insulated metal cladding under a pitched metal clad roof incorporating Perspex roof lights.

In addition to the open plan unit, which benefits from two roller shutter loading doors, the premises also benefit from ancillary facilities in the adjacent building which includes office and welfare provisions (at ground and first floor).



Externally the premises benefit from access off Elson Street into a concrete yard area providing loading along with a dedicated car park.

Accommodation

New unit 366.92m² (3,949 sq. ft)
Comprising an open plan industrial/warehouse unit with 5m to eaves and two loading doors.

Ancillary facilities – first floor 42.76m² (460 sq. ft)
Comprising office accommodation

Ground floor 14.04m² (151 sq. ft)
Comprising welfare and toilet facilities

Gross Internal Floor Area 424m² (4,560 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity in addition to individual appliances including 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.

Non Domestic Rating

The premises will need to be re-assessed upon 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 premises are suitable for a variety of industrial/storage uses (subject to requisite planning).

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council MC Tel: 0345 850 6506.

Energy Performance Certificate

An Energy Performance Certificate will be provided upon practical completion of the building.

Lease Terms

The premises are offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis.

Rent

£47,500 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 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
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3730/A/M
October 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.