



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

# **STRATEGICALLY LOCATED SINGLE STOREY INDUSTRIAL/ STORAGE UNITS**

**NEW WORKS BUSINESS PARK,  
NEW WORKS ROAD/LONG ROW, LOW MOOR,  
BRADFORD, WEST YORKSHIRE, BD12 0QL**

**474 – 2,809m<sup>2</sup> (5,104 – 30,231 sq. ft)**



- Single storey industrial workshop/storage units with some units already let/occupied
- Strategically well located in Low Moor only 1.5 miles from Junction 26 M62 (Chain Bar) and less than 3 miles from Bradford City Centre
- Flexible unit sizes with most immediately available for occupation

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For Enquiries call  
**0113 234 8999**



## Location

New Works Business Park is situated close to the junction of New Works Road with Brighouse Road, with access taken to site via Long Row (as well as New Works Road). The site is less than 1 mile from Odsal Top roundabout with the M606 (providing direct access to Junction 26 of M62 at Cleckheaton) being approximately 1.5 miles to the north with Bradford city centre approximately 3.5 miles to the north (with Leeds to the north west).

Nearby occupiers include Dent Steel, John Cotton Group, Lanes Group and Lynch Plant Hire.

## Description

New Works Business Park comprises a series of predominantly single storey industrial/warehouse buildings including a high quality modern unit (built approximately 10 years ago) at the entrance to the site along with various stone/brick built buildings being partially clad in metal decking with the majority having concrete ground floors.

New Works Business Park benefits from access off both New Works Road and Long Row with circulation throughout the site providing onsite loading and parking.

## Accommodation

Unit 1 <b>Under Offer</b>	2,064m <sup>2</sup> (22,217 sq. ft)
Units 2 & 3 <b>Let</b>	676m <sup>2</sup> (7,280 sq. ft)
Units 4/5	1,315m <sup>2</sup> (14,154 sq. ft)
Units 6/7	478m <sup>2</sup> (5,150 sq. ft)
Unit 8	541m <sup>2</sup> (5,823 sq. ft)



Unit 9	474m <sup>2</sup> (5,104 sq. ft)
Unit 10 <b>Let</b>	155m <sup>2</sup> (1,665 sq. ft)
Unit 11 <b>Let</b>	572m <sup>2</sup> (6,1543 sq. ft)
<b>Gross Available Floor Area</b>	<b>474 up to 2,809m<sup>2</sup> (5,104 sq. ft up to 30,231 sq. ft)</b>

## Services

We are advised New Works Business Park benefits from mains water, sewer drainage and three phase 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.

## EPC

We are advised there are various EPC's onsite and their ratings are:-

B (50) shed; C (69) high shed and D (81) old shed

## Non Domestic Rating

We are advised the premises are currently assessed as a whole with a Rateable Value of £275,000 and individual units will require to be reassessed upon occupation

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Council Tel: 01274 432111.

## Lease Terms

Individual units at New Works Business Park are offered by way of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis plus service charge.

## Rent

Units 4/5	£69,500 per annum exclusive
Unit 6/7	£29,750 per annum exclusive
Unit 8	£33,500 per annum exclusive
Unit 9	£29,500 per annum exclusive

All rents are payable quarterly in advance by direct debit/standing order plus the site service charge.

## 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** Tel: 0113 234 8999  
**Alec Michael** [alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
**Ben Preston** [ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3613/A/M**  
**Updated January 2026**

**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.