



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Wharfedale Asset Management Ltd

TO LET

WELL LOCATED SINGLE STOREY WAREHOUSE/WORKSHOP

UNIT 5 MOOREND BUSINESS PARK,
183 BRADFORD ROAD, CLECKHEATON,
WEST YORKSHIRE, BD19 3TT

535m² (5,763 sq. ft)



- Single storey workshop/storage unit with internally built offices
- Strategically well located just off main A638 Bradford Road and less than one mile from J26 of M62 (Cleckheaton)
- Available by way of new lease from February 2026

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For Enquiries call
0113 234 8999



Location

Moorend Business Park is situated to the rear of the Stoneacre Motor Group dealership with access immediately off the main A638 Bradford Road. The main A638 provides excellent links to the majority of main arterial routes serving the North Kirklees/Heavy Woollen area and in particular leads directly to Junction 26 of M62.

Chain Bar roundabout (Junction 26 of M62) is less than one mile from Moorend Business Park and provides strategic access throughout West Yorkshire via the East/West M62.

Description

Moorend Business Park comprises a series of brick and stone built predominantly single storey (part being two storey) works/storage units under pitched slate and metal decking roofs supported on light steel trusses with predominantly concrete part timber ground floors.

Unit 5 is a brick built unit under a pitched roof and externally the premises benefit from shared onsite loading and parking provisions.

Accommodation

Unit 5 535.40m² (5,763 sq. ft)

Unit 5 comprises a single storey workshop/storage unit with internal partitioning to provide office and ancillary facilities. The unit benefits from concrete floor throughout, drive in roller access and a working height of approximately 3.5m.

Gross Internal Floor Area 535.40m² (5,763 sq. ft)

Services

We are advised Moorend 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.

Non Domestic Rating

We are informed by the Valuation Office website the premises are assessed as:-

Workshop & Premises RV £13,500

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, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

The property has an EPC rating of D (92).

Lease Terms

Unit 5 Moorend Business Park is offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof, incorporating 3 yearly rent reviews.

Rent

£33,500 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

In the event of a new lease the ingoing tenant is to be responsible for the landlord's reasonable legal costs (alternatively the landlord does utilise a standard in house tenancy agreement which can be utilised).

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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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.