



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

TO LET

SINGLE STOREY INDUSTRIAL/STORAGE UNITS

**WAKEFIELD COMMERCIAL PARK, OFF BRIDGE ROAD,
HORBURY BRIDGE, WAKEFIELD,
WEST YORKSHIRE, WF4 5NW**

Units 2/3 456m² (4,906 sq. ft)
Unit 47 1,049m² (11,296 sq. ft)



- Single storey industrial workshop/storage units on multi occupied estate
- Conveniently located in Horbury Bridge off main A642 Bridge Road being approx 3 miles from M1 & 5 miles from Wakefield city centre
- Benefiting from loading access doors & internal office accommodation

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For Enquiries call
0113 234 8999



Location

Wakefield Commercial Park is a substantial multi occupied industrial complex with an extensive frontage to the extremely busy A642 Bridge Road which leads to Wakefield city centre. Unit 47 Wakefield Commercial Park is accessed off Engine Lane with Unit 2/3 accessed directly from Bridge Road.

Wakefield Commercial Park benefits from good links throughout the Wakefield area - with city centre being 5.5 miles away - and North Kirklees as well as to the motorway network with accessibility to both Junction 39 and Junction 40 of the M1 (being within 3 miles respectively).

Description

Wakefield Commercial Park comprises a large multi occupied part single part multi storey industrial/commercial complex with a variety of industrial, warehouse and trade occupiers.

Units 2 and 3 comprises a single storey steel clad industrial/storage unit under a pitched roof. The premises include internally built office space.

Unit 47 Wakefield Commercial Park comprises a single storey brick built part clad industrial/storage unit under a pitched roof incorporating roof lights. The premises benefit from a two storey internally built office and ancillary block including reception.



Externally both units benefit from onsite loading along with shared parking.

Accommodation

Units 2/3 Wakefield Commercial Park

456m² (4,906 sq. ft)

Providing industrial/storage space with two roller shutter loading doors and internally built offices and toilet provisions.

Unit 47 Wakefield Commercial Park

1,049m² (11,296 sq. ft)

Main workshop/factory area

778m² (8,374 sq. ft)

Providing open plan industrial/storage space with some internal partitioning's to create office and toilets.

Two storey offices

271m² (2,921 sq. ft)

Provides a mix of individual and open plan offices across two floors including toilets and kitchen facilities.

Gross Internal Floor Area

455 – 1,504m² (4,906 – 16,202 sq ft)

Services

We are advised Wakefield Commercial Park benefits from mains electricity, water and sewer drainage 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.

Rating

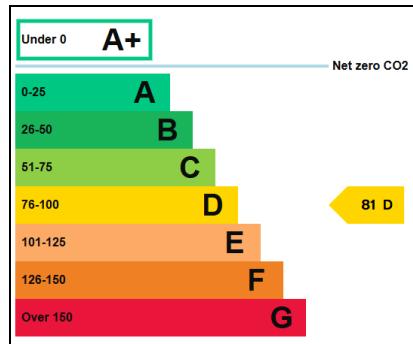
We are advised the premises are assessed as follows:-

| | |
|-----------------------------------|------------|
| Unit 2 Wakefield Commercial Park | RV £9,100 |
| Unit 3 Wakefield Commercial Park | RV £11,250 |
| Unit 47 Wakefield Commercial Park | RV £23,500 |

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



Lease Terms

Units at Wakefield Commercial Park are offered by way of new leases for a period of years to be agreed to be excluded from the Landlord & Tenant Act 1954 Part II on an effectively full repairing and insuring basis (subject to the service charge).

Rent

| | |
|-----------|-----------------------------|
| Units 2/3 | £30,000 per annum exclusive |
| Unit 47 | £39,750 per annum exclusive |

The rents are 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 (to be excluded from the Landlord & Tenant Act 1954 Part II) 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: 1185/A/M
January 2026

Subject to Contract



Michael Steel & Co
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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.

