



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GROUND LEVEL COMMERCIAL PREMISES

**UNIT 1 WARWICK MILLS, WARWICK ROAD, BATLEY,
WEST YORKSHIRE, WF17 6BS**

151m² (1,622 sq. ft)



- Ground level commercial unit potentially suitable for a variety of showroom/quasi retail uses (STP)
- Strategically well located only short distance off main A652 Bradford Road between Dewsbury and Batley near Redbrick Mill
- Immediately available for occupation

0113 2348999

Location

Warwick Mills are situated on the junction of Warwick Road with Howard Street just off the main A652 Bradford Road. The property is situated a short distance from Batley Town Centre and approximately 2 miles to the north west of Dewsbury.

'Batley's Golden Mile' continues to have significant pub/leisure operators although the former Batley Variety Club/Frontier is now occupied by JD Gyms with a new Starbucks drive-thru adjacent. The junction of Howard Street and the A652 Bradford Road is only a short distance from the successful Redbrick Mill complex.

The A652 Bradford Road connects with the A62 Leeds Road less than 2 miles to the north and provides direct access to Junction 25 and Junction 27 of the M62 (at Brighouse and Birstall respectively). These junctions of the M62, along with Junction 26 at Cleckheaton, are within a 7 mile radius and Junction 40 of the M1 is approximately 5 miles.

Description

Warwick Mills comprises a range of single and two storey workshop/office buildings in addition to a four storey mill building. Part of the premises are being refurbished and the total premises are 2,180m² (23,472 sq. ft) or thereabouts, capable of being split.



Unit 1 is the upper ground floor (with ground level access) on the junction of Warwick Road with Howard Street.

Externally the premises benefit from some yard providing access/loading with Unit 1 having on street parking available on Howard Street and Warwick Road.

Accommodation

Unit 1 151m² (1,622 sq. ft)
Positioned on junction of Howard Street with Warwick Road providing ground level commercial/office space.



Unit 2 (ground floor)	LET
Unit 3 (ground floor of mill)	LET
Unit 4 (first, second floor plus attic of mill) capable of being split	LET
Gross Internal Floor Area	151m² (1,622 sq. ft)

Services

We are advised Warwick Mills benefits 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

We are advised by the VOA the premises are presently assessed as a whole though will require to be reassessed upon occupation.

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 premises have an energy rating of D (83).

Lease Terms

Unit 1 Warwick Mills is offered by way of a new 3 year lease, or multiples thereof, incorporating 3 yearly rent reviews, plus site service charge.

Rent

Unit 1 £250 per week 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

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3717/A/M
Updated January 2026

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.