



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **HIGH QUALITY WAREHOUSE/INDUSTRIAL UNIT**

**UNIT 2 RATCLIFFE MILLS BUSINESS PARK,  
FORGE LANE, DEWBSURY,  
WEST YORKSHIRE, WF12 9BU**

514m<sup>2</sup> (5,535 sq. ft)



- Modern single storey warehouse/industrial unit with multiple roller shutters
- Conveniently located on Forge Lane, just off Savile Road, providing good access throughout North Kirklees
- Benefitting from 6m to eaves, internal offices and good onsite loading/parking – *immediately available for occupation*

**0113 2348999**

## Location

Unit 2 Ratcliffe Mills Business Park is accessed off Forge Lane, close to its junction with Savile Road (B6409). The B6409 Savile Road provides direct access to Dewsbury town centre/ring road to the north and excellent links to the majority of main arterial routes serving the Heavy Woollen area.

The premises are situated in a predominantly industrial area with Junctions 25 (Brighouse) and 28 of the M62 (Shaw Cross) and Junction 40 of the M1 all within an 8 mile radius.

## Description

Ratcliffe Mills Business Park is a recently constructed warehouse/industrial scheme being high quality modern single storey units in adjacent terraces with surfaced service yards providing onsite loading and vehicle parking.

Externally each unit benefits from car parking to the front of their units.

## Accommodation

Unit 2 Ratcliffe Mills 514m<sup>2</sup> (5,535 sq. ft)

Providing essentially open plan warehouse/industrial space with 6m to eaves.

Internal partitioning to create a toilet and office at ground floor.

5 large roller shutter loading doors

**Gross Internal Floor Area 514.24m<sup>2</sup> (5,535 sq. ft)**

## Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity along with 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

Following enquiries with the VOA we are advised the Rateable Value for the demise has been split and the RV's are:-

Unit 2a/2b Ratcliffe Mills Business Park	RV £13,750
2c Ratcliffe Mills Business Park	RV £7,800
2d/2e Ratcliffe Mills Business Park	RV £13,750

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

An EPC is available upon request.

## Lease Terms

Unit 2 Ratcliffe Mills Business Park is offered by way of a new tenants full repairing and insuring lease for a period for years to be agreed, incorporating 3 yearly rent reviews, plus the site service charge.

## Rent

£55,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT and we are advised VAT will be charged on the rent.

## 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3690/A/M**  
**Updated February 2026**

**Subject to Contract**



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**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.