



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

MODERN WAREHOUSE & OFFICE UNIT SITUATED ON J40 M1

**UNITS 3 & 4 THE BASKET WORKS, 172 WAKEFIELD ROAD,
OSSETT, WAKEFIELD, WEST YORKSHIRE, WF5 9AQ**

1,317m² (14,179 sq ft)



- Modern open plan industrial/warehouse unit
- Superbly located adjacent junction 40 M1 Wakefield/Ossett on main A638 Wakefield/Dewsbury Road
- Benefitting from 2 loading doors to the front & good internally built first floor offices

****AVAILABLE JULY 2026****

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For Enquiries call
0113 234 8999



Location

The Basket Works are located in an exceptionally high profile position just off the main A638 Dewsbury Road dual carriageway ('mad mile') with principal access off the B6129 Wakefield Road. The property is less than ¼ a mile to the west of junction 40 of M1 and approximately ½ a mile north east of Ossett town centre.

The Basket Works benefits from strategic access to the North of England being adjacent junction 40 of M1 but also easily accessible to the intersection of the M1 with the M62 motorway.

Description

The Basket Works comprise a multi occupied industrial/warehouse complex with showroom space to the front. There are a number of modern single storey industrial/warehouse buildings to the rear, which are accessed off the main Wakefield Road, with refurbished offices adjacent the entrance.

Externally the site benefits from good onsite circulation space, vehicle loading along with car parking.

Accommodation

Units 3 & 4 The Basket Works comprise 2 modern single storey steel portal framed industrial/warehouse units being metal clad under a pitched metal decking roof with perspex roof lights and a concrete floor.

Both units provide open plan warehouse/industrial space with manually operated loading doors to the front and good eaves height (up to 6m). In addition there is a blockwork built canteen and WC facilities at ground floor level.

The premises benefit from first floor offices within Unit 4, incorporating a mix of private office accommodation and meeting rooms.

| | |
|---------------------|------------------------------------|
| Workshop/warehouse | 1,115m ² (12,005 sq ft) |
| First floor offices | 202m ² (2,174 sq ft) |

Gross Internal Floor Area 1,317m² (14,179 sq ft)

Services

We are advised The Basket Works benefit from a connection to mains water, electricity and sewer drainage in addition to individual appliances including fluorescent 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.

Energy Performance Certificate

The property has an energy rating of C (64).

Rating

We are verbally advised by the Valuation Office website the premises are assessed as follows:-

| | |
|----------------------|------------|
| Warehouse & Premises | RV £73,000 |
|----------------------|------------|

From 01 April 2026:-

| | |
|----------------------|------------|
| Warehouse & Premises | RV £90,500 |
|----------------------|------------|

The National Uniform Business Rate for 2026/27 is 55.5p 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 City Council Tel: 01924 306090.

Occupation

The premises are re-available from July 2026 upon expiry of the existing lease.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

Rent

| | |
|-----------------|-----------------------------|
| Commencing rent | £99,250 per annum 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 all reasonable legal costs incurred in the completing of the new lease.

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: 0850/A/M
Updated March 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.