



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CONVENIENTLY LOCATED LEISURE & INDUSTRIAL/WAREHOUSE COMPLEX

**BECKSIDE BUSINESS PARK, BECKSIDE ROAD,
BRADFORD, WEST YORKSHIRE, BD7 2JZ**

1,276 - 2,627m² (13,734 - 28,282 sq. ft)



- Substantial single storey multi occupied leisure and industrial complex – including trampoline park, go karting & Padel centre
- Conveniently located on outskirts of Bradford City Centre providing good links to M606 (which connects with J26 M62)
- Various vacant industrial/warehouse units on a large self contained site

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk



For Enquiries call
0113 234 8999



Location

Beckside Business Park fronts Beckside Road approximately 2.5 miles west of Bradford City Centre, close to the junction of the A647 Great Horton Road and the A6177 (ring road).

The property is conveniently located for access to the motorway network with the M606 approximately three miles to the south east (which links directly with junction 26 of the M62 at Cleckheaton).

Description

Beckside Business Park comprises a predominantly single storey complex which has been refurbished to provide good quality leisure units to the front – occupiers including Insane Freestyle Park and Team Sport Go Karting – with the remainder of the property providing single storey industrial/warehouse units.

The premises are situated on a substantial site which provides onsite parking and loading.

Accommodation

The recently refurbished leisure space to the front is steel frame constructed with Units 1 & 2 occupied by Team Sport Go Karting, Unit 3 by Musclebound Gym; Unit 4 by Insane Trampoline Park and Unit 9 occupied by Strike Padel. The vacant industrial and warehouse space available onsite benefits from good eaves heights and vehicle access through both ground level and tail level loading doors.



Part of the rear space is occupied by the landlords.

Unit 3b 1,351m² (14,548 sq. ft)
Unit 6b 1,276 m² (13,734 sq. ft)

Gross Available Floor Area 1,276-2,627m² (13,734-28,282sq. ft)

Services

We are advised all mains services are connected to Beckside Business Park including three phase electricity. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as their condition or capacity.

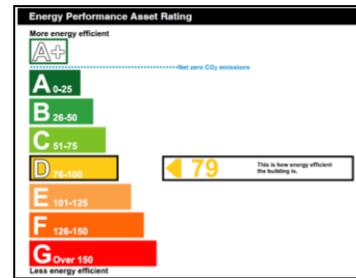
Non Domestic Rating

We are verbally advised by Bradford City Council/Valuation Office various units have been assessed for rating purposes although vacant units are to be assessed 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 with Bradford City Council.

Energy Performance Certificate



Lease Terms

Vacant space at Beckside Business Park is 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, plus the site service charge.

Rent

£5 per sq. ft.

The rent is payable monthly or 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 is to be responsible for the landlord's reasonable legal costs incurred in the completing 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: 1829/A/M
Updated March 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.