



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**

288 - 744m<sup>2</sup> (3,099 – 8,005 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
- Benefitting from loading access doors & internal office accommodation

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: [info@michaelsteel.co.uk](mailto:info@michaelsteel.co.uk) W: [www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)



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 1 & Units 2/3 are accessed directly off 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.

Unit 1 and Units 2/3 comprise single storey steel clad industrial/storage units under a pitched roof. The premises include internally built office space and whilst they have been in separate occupation, they potentially could be let as a single entity.



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

## Accommodation

Unit 1 Wakefield Commercial Park 288m<sup>2</sup> (3,099 sq. ft)  
Providing former showroom along with ancillary stores/workshop with roller shutter loading door to the front.

Units 2/3 Wakefield Commercial Park 456m<sup>2</sup> (4,906 sq. ft)  
Providing industrial/storage space with two roller shutter loading doors and internally built offices and toilet provisions.

**Gross Internal Floor Area 288 – 744m<sup>2</sup> (3,099 – 8,005 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

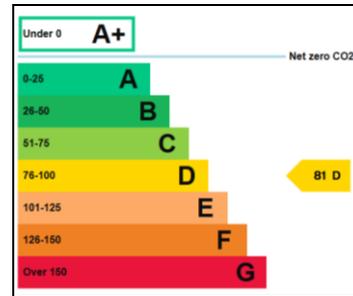
We are advised the premises are assessed as follows:-

Unit 1 Wakefield Commercial Park	RV £7,400
Unit 2 Wakefield Commercial Park	RV £9,100
Unit 3 Wakefield Commercial Park	RV £11,250

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

Unit 1	£19,750 per annum exclusive
Units 2/3	£30,000 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

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 1185/A/M  
Updated March 2026

Subject to Contract



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**0113 2348999**  
[www.michaelsteel.co.uk](http://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.