



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/TO LET

**LARGE
INDUSTRIAL/MANUFACTURING
PREMISES WITH CONVERSION
POTENTIAL (STP)**

**'THE RED MILL', 39 STATION ROAD, BATLEY,
WEST YORKSHIRE, WF17 5SU**

2,376m² (25,570 sq. ft)



- Substantial three storey industrial/manufacturing premises with access at ground & first floor level
- Conveniently located on Station Road only a short distance off A652 Bradford Road & within walking distance of Batley railway station
- Potentially suitable for conversion to residential (STP) with initial scheme suggesting up to 24 units

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

'The Red Mill' fronts Starion Road which links Batley train station with Soothill Lane/Rouse Mill Lane. Station Road has various commercial properties along with some buildings which have already been converted to residential.

The property is only a short distance from the busy junction of the A652 Bradford Road with Hick Lane which leads into Batley town centre. The A652 provides direct access from Dewsbury town centre to Bradford via Birstall. The Red Mill is also well located for access to both J28 M62 and J40 M1 (Ossett).

Description

'The Red Mill' comprises a substantial three storey brick built industrial building under a 5 bay hipped roof incorporating Perspex roof lights supported on light steel trusses with steel stanchion with timber upper floor and concrete ground floor.

The property has been occupied for industrial/engineering purposes for an extended period and includes internal partitioning to provide office and ancillary facilities along with loading to all floors.

Externally the property benefits from a yard/parking area at first floor level (accessed off Warehouse Street) along with on street parking immediately to the front on Station Road.

Accommodation

Second floor	880.22m ² (9,474 sq. ft)
First floor	882.08m ² (9,495 sq. ft)
Extension	41.14m ² (442 sq. ft)
Ground floor	613.87m ² (6,601 sq. ft)

Gross Available Floor Area 2,376m² (25,570 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage, three phase electricity and gas in addition to individual heating and lighting provisions. However no tests have been carried out on any of the aforementioned services or appliances and therefore are unable to comment as to their condition or capacity.

EPC

The EPC has been commissioned and will be available upon request.

Non Domestic Rating

We are advised the premises are assessed as follows:-

RV	£25,750
RV from 01 April 2026	£39,000

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Planning

'The Red Mill' has been utilised for industrial/engineering purposes for an extended period and they are within the Conservation Area with a number of adjacent buildings in the immediate area been converted to residential.

Indicative sketches have been prepared which show the building could potentially be suitable for up to 24 dwellings (a mix of 1 and 2 bed apartments). Further information from the vendor's architect is available upon request – see below indicative sketch showing upper ground floor.



Prospective purchasers or tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, Tel: 01484 221000.

Price

Seeking offers in excess of £800,000.

Lease Terms

The landlords will consider the granting of a new lease for a period of years to be agreed on an effectively full repairing and insuring basis with a commencing rent of £70,000 per annum exclusive (the rent will be payable quarterly in advance by direct debit/standing order).

VAT

All prices and 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

In the event of a letting, 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
Our Ref: 3760/A/M
March 2026

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

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.