



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the Instructions of New Hall Properties (Hagg Lane) Ltd

TO LET

**HIGH QUALITY REFURBISHED
INDUSTRIAL/WORKSHOP UNIT WITHIN
SUCCESSFUL COMPLEX**

**HOLME BANK MILLS, STATION ROAD,
MIRFIELD, WEST YORKSHIRE, WF14 8NA**

Unit 31 685m² (7,377 sq. ft)



- Refurbished single storey industrial/manufacturing unit
- Conveniently located close to Mirfield town centre adjacent Mirfield railway station with good onsite parking
- Benefitting from good links throughout the North Kirklees area and immediately available for occupation

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

Holme Bank Mills is situated on Station Road immediately adjacent Mirfield railway station and only a short distance from both Mirfield town centre and a large Lidl supermarket.

Whilst the site is well located only a short distance off the exceptionally busy A644 Huddersfield Road - which links Huddersfield town centre/Junction 25 of M62 (Brighouse) with Dewsbury - access for larger HGV's is via Upper Hopton due to low bridges (on both Station Road and Newgate).

Description

Holme Bank Mills is a substantial industrial complex which has been subdivided to create a series of self contained predominantly ground floor/single storey industrial/warehouse units. The entire site has a gross internal floor area in the region of 180,000 sq ft on a larger site.

Externally the premises are accessed via a surfaced driveway leading off Station Road (adjacent the entrance to Mirfield railway station car park) and benefits from not only a large communal car park on site but also yard areas providing good vehicle turning/loading.

Accommodation

Unit 31 685m² (7,377 sq. ft)

Comprising open plan industrial/manufacturing space with loading within the rear elevation. Internal blockwork partitioning to create small kitchen and toilet provisions.



Gross Internal Floor Area 685m² (7,377 sq. ft)

Services

We are advised Holme Bank Mills benefits from mains water, sewer drainage and three phase electricity 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.

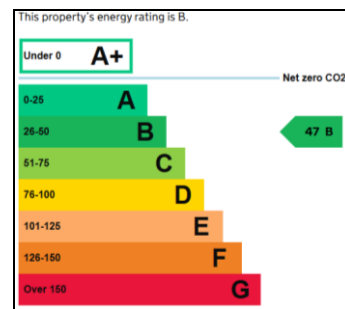
Rating

We are advised by the Valuation Office website the premises will require to be reassessed upon occupation.

The National Uniform Business Rate for 2026/27 is 48p 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.

EPCs



Terms

Unit 31 Holme Bank Mills 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/Costs

Unit 31 £39,500 per annum exclusive

Service charge £1.835 per sq. ft (approx. £13,180.81 pa)

Building Insurance £0.647 per sq. ft. (approx. £4,647.40 pa)

Both building insurance and site service charges relate to the current year.

All rents/costs to be paid monthly or quarterly in advance.

VAT

All rents and costs are quoted exclusive of VAT, where applicable.

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
ben@michaelsteel.co.uk

Our Ref: 3029/A/M
March 2026

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.