



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of G & R Estates

TO LET

**GOOD QUALITY
WORKSHOP/STORAGE UNIT
PLUS SELF CONTAINED OFFICE
SUITE**

**BARNCLIFFE BUSINESS PARK,
NEAR BANK, SHELLEY, HUDDERSFIELD,
WEST YORKSHIRE, HD8 8LU**

Unit 4 623m² (6,705 sq. ft)
Office 1 & 2 up to 189m² (2,034 sq. ft)



- Good quality single storey industrial/storage unit
- Separate self contained office/commercial suite located to the front of site (accessed immediately off Near Bank)
- Conveniently located to the south of Huddersfield benefitting from large communal car park opposite

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For Enquiries call
0113 234 8999



Location

Barncliffe Business Park is located on Near Bank, at its intersection with Long Moor Lane. Less than quarter of a mile north of the property Near Bank connects with the main B6118 Huddersfield Road, and to the south Near Bank leads into Carr Lane which connects with the A629 Abbey Road/Penistone Road.

The premises are situated five miles south east of Huddersfield town centre and benefit from good road links via the A629 Abbey Road and the B6116 Huddersfield Road. Barncliffe Business Park also benefits from reasonable access to the motorway network, in particular Junctions 38 and 39 of the M1, which are located to the east and north east respectively.

Description

Barncliffe Business Park is a good quality part modern principally single storey industrial and storage complex, with commercial/office space to the front. The complex benefits from a series of loading/yard areas providing circulation space and loading facilities to individual units.

In addition, to the front of the site there is a ground and lower ground floor building providing good quality office/commercial space suitable for a variety of commercial uses.

As well as the communal areas serving the complex, the site does benefit from a large loosely surfaced car parking area on the opposite side of Near Bank providing communal parking.

Accommodation

Unit 4 (b & c) 623m² (6,705 sq. ft)

Single storey industrial/storage unit with loading door and internal partitioning providing facilities

Office 1 & 2 (including studio 8) 189m² (2,034 sq. ft)

Comprising a self contained office suite with access immediately off Near Bank facing the car park with 3 large private/general office and toilet facilities. The premises also include a large open studio

Gross Internal Floor Area 189 - 815m² (2,034 – 8,772 sq. ft)

Services

We are advised Barncliffe Business Park benefits from all mains services 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.

Rating

We are advised by the VOA the premises are assessed with the following assessments:-

Unit 4b	£11,500
Unit 4c	£11,500
Office 1 & 2	£9,300
Studio 8	Requires reassessing £14,500

The National Uniform Business Rate for 2026/27 is 48p in the £, ignoring transitional phasing relief and/or 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.

Energy Performance Certificates

Unit 4 Barncliffe Business Park has an EPC rating of D (90) and EPC's for vacant space to be provided upon request.

Lease Terms

Vacant space at Barncliffe Business Park is offered by way of new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof incorporating three yearly rent reviews, plus the site service charge.

The site service charge relates to maintenance and upkeep of common areas, common services, external lighting, some utilities, management/administration, etc, and contributions from individual occupiers are on a pro-rata/floor area basis.

Rent

Unit 4 (b & c)	£25,000 per annum exclusive
Office 1 & 2 (inc. Studio 8)	£18,500 per annum exclusive

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 to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
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Bramleys
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Our Ref: 0576/A/M
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Subject to Contract



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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.