



Michael Steel & Co
PROPERTY CONSULTANTS

INDUSTRIAL INVESTMENT & DEVELOPMENT OPPORTUNITY

(Subject to planning)

FOR SALE

YARD, WAREHOUSE & OFFICES

WALKLEY LANE, HECKMONDWIKE, WF16 0PG

2,007.10m² (21,603 sq. ft)
1.57 ha (3.88 acres) approx.



- Extensive surfaced yard (subject to right of access granted to neighbour, Huws Gray Merchants)
- 4.0 miles to Junction 26 M62 & 6.0 miles to Junction 41 of the M1 motorway
- Predominantly level site with substantial road frontage
- Accessible to Ravensthorpe freight link – where plans are to enhance regional freight capacity
- **Single let by new lease with reversionary development potential for wide ranging uses (STP)**

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

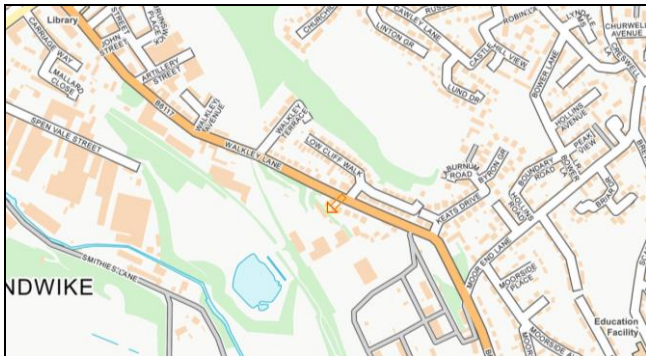


For Enquiries call
0113 234 8999



Location

The premises are located fronting Walkley Lane (B6117) approximately 1 mile to the south of Heckmondwike town centre and within 4 miles to the south east of Junction 26 of the M62 motorway and 6 miles to the north west of Junction 41 of the M1 motorway. The property is located within an area of mixed land use adjacent to Huws Gray Builders Merchants.



Description

The premises occupy a mostly level and regular shaped site which includes a concrete surfaced access roadway with double security gates and a predominantly concrete surfaced yard (mostly screened by trees and vegetation to the highway).

The site extends to approximately 1.57 ha (3.88 acres).

The property includes a single storey steel portal framed warehouse with pitched double skin insulated profile metal decking roof incorporating translucent roof lights with steel framed loading canopy.

Adjacent is a second steel portal framed single storey warehouse and garage workshop, both with pitched double skin and insulated profile metal decking roofs and clad in profile metal decking.

Single storey prefabricated and timber clad offices are positioned adjacent to the site access.

The site is subject to rights of access granted to the neighbouring occupier.

Accommodation

The accommodation is summarised as follows:-

Description	M ²	(sq ft)
Main warehouse	759.42	(8,174)
Warehouse canopy	448.00	(4,822)
Single storey warehouse	436.87	(4,702)
Single storey garage/workshop	173.66	(1,869)
Single storey offices	189.15	(2,036)
TGIFA	2,007.10	(21,603)

Services

Mains electricity, water and drainage are connected to the property. The services and building installations have not been tested. Interested parties must satisfy themselves with regard to the condition and capacity of building services and installations.

Energy Performance Certificate

An EPC can be made available upon request.

Tenure

Freehold.

Lease Terms

The property is to be let to James Wilby Ltd by way of a 2 year lease commencing October 2025 on a tenant's full repairing and insuring basis.

The lease is to be granted outside of the Security of Tenure provisions of the Landlord & Tenant Act.

The initial rent (with no rent free period) is £150,000 increasing to £180,000 in the second year of the term. The rent is payable monthly in advance exclusive of rates, utilities and the tenant is responsible for building insurance.

Covenant

James Wilby Ltd (Company Number 06457285), have a Creditsafe Risk of 60 (low risk) and an International Score of B (low risk). The company accounts (2024) report total fixed assets of £797,000, total assets of £1.9m and a net worth of £1.31m.

Price

Offers in excess of £2,500,000.

VAT

If VAT is applicable, it is understood the property will be transferred on the basis of a TOGC, subject to the vendor's legal advice.

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

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

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

Our Ref: 3286/A/S
April 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.