



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL WORKSHOP/FACTORY PREMISES ON SELF CONTAINED SITE

**CROWNHAM HOUSE, GLADSTONE STREET,
CLECKHEATON, WEST YORKSHIRE, BD19 3BQ**

1,993m² (21,452 sq. ft) on 1.12 acres



- Good quality principally open plan industrial/factory building including some internally built offices
- Conveniently located on outskirts of Cleckheaton town centre and only 1 mile from Junction 26 of M62 (Chain Bar)
- Benefitting from self contained site with good yard & onsite parking – *immediately available for occupation*

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For Enquiries call
0113 234 8999



Location

Crownham House is situated on the junction of Gladstone Street with Tofts Road which is a busy link road connecting Whitcliffe Road with Westgate (both of which lead to Cleckheaton town centre). The property is within walking distance of Cleckheaton town centre and only a short distance from the main Tesco supermarket.

As well as benefitting from links to the main arterial routes serving the Cleckheaton area, the property is less than 1 mile from the Chain Bar roundabout of M62 (Junction 26). This provides excellent links throughout the West Yorkshire region via the east west M62 with Leeds being only 12.5 miles away.

Description

Crownham House comprises a principally single storey factory/industrial unit under a pitched roof with a lower ground floor storage area beneath part of the concrete floor (accessed from the front). The property provides principally open plan industrial/workshop facilities with a large loading door to the front (from the yard) with platform loading and a separate large concertina loading door in the side elevation of the property.

Externally Crownham House benefits from a surfaced yard providing vehicle parking and onsite loading on a self contained site.

Site Area 0.45 ha (1.12 acres) or thereabouts

Accommodation

Lower ground floor 619.58m² (6,669 sq. ft)

Providing storage facilities part with restricted headroom.

Ground floor 1,373.40m² (14,793 sq. ft)

Providing essentially open plan industrial/factory space including some internal partitioning to provide office and welfare facilities. The ground floor benefits from a large concertina loading door (in gable end of the building) plus a large loading door to the front (accessed from the yard with an electric platform).

Gross Internal Floor Area 1,993m² (21,452 sq. ft)

Services

We are advised Crownham House 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.

Non Domestic Rating

We are advised by the Valuation Office the premises are assessed at Rateable Value:-

Workshop & Premises RV £46,250

The National Uniform Business Rate for 2026/27 is 43.2p 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.

EPC

The premises have an energy rating of C (74).

Lease Terms

Crownham House is offered by way of a new lease for a period of years to be agreed, on an effectively full repairing and insuring basis incorporating 3 yearly rent reviews.

Rent

£85,000 per annum exclusive

The rent is payable quarterly in advance by direct debit/standing order plus the site service charge.

VAT

The rent is 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 and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3724/A/M
April 2026

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.