



Michael Steel & Co
PROPERTY CONSULTANTS

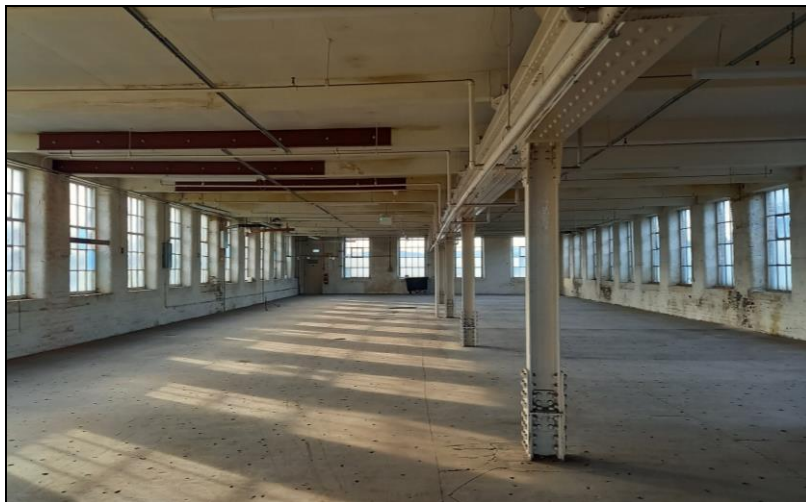
Upon the instructions of Blackshaw Holdings

TO LET

FLEXIBLE WORKSHOP/ STORAGE SPACE

**NORTH VALE MILLS, BRADFORD ROAD,
BAILIFF BRIDGE, BRIGHOUSE, WEST YORKSHIRE,
HD6 4DJ**

263m² - 1,191m² (2,835 sq. ft – 12,052 sq. ft)



- Workshop/storage space within multi occupied mill
- Conveniently located fronting the main A641 Bradford Road & easily accessible to Junction 25 of the M62
- Flexible terms with internal goods hoist & onsite parking

****IMMEDIATELY AVAILABLE FOR OCCUPATION****

0113 2348999

Location

North Vale Mills front the main A641 close to the junction of Bradford Road (A641) with Birkby Lane near the centre of Bailiff Bridge. The property is only a short distance from Brighouse town centre, with nearby occupiers on Bradford Road including B&M Bargains and McDonalds drive thru.

North Vale Mills is accessed directly off the main Bradford Road and benefits from convenient access to the M62 motorway. Junction 25 of the M62 (Brighouse) is approximately 3 miles to the south east and Junction 26 (Cleckheaton) is a similar distance to the north east.

Description

North Vale Mills comprises a multi storey stone built former textile mill which has been split to create a number of units. The vacant space is on the second, third and fourth floor benefitting from both a goods lift and personnel lift. Internally, the property comprises large open plan mill space with concrete floors.



Externally the multi occupied premises benefit from a loosely surfaced yard providing onsite parking and loading.

Accommodation

The schedule below is the full extent of vacant space on each floor and floors could be split to suit requirements:-

Part Second floor 263m² (2,835 sq. ft)
The second floor space comprises partitioned office/stores with access to lifts.

Third floor 537m² (5,786 sq. ft)
Whole of the third floor vacant providing open plan space with access to both goods and personnel lifts.

Part Fourth Floor 319 m² (3,431 sq. ft)
Fourth floor space comprises a mix of partitioned office and storage units, part occupied.

Total available Floor Area 1,191m² (12,052 sq. ft)

Services

We are advised that mains water, sewer drainage and a substantial three phase electricity supply are connected to the property in addition to independent appliances including lighting. However no tests have been carried out on any of the

mentioned 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 RV of the vacant floors are:-

Second Floor	RV £940
Third floor	RV £3,400
Fourth Floor	RV £5,300
	RV £3,650

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, Calderdale MBC Tel: 01422 357257.

Energy Performance Certificate

EPC rating E.

Lease Terms

The vacant space is offered by way of flexible agreement.

Rent

Part second Floor	£170 per week exclusive
Third Floor	£16,500 per annum exclusive
Part fourth Floor	£200 per week exclusive

Service charge

Service charge for individual floors can be made available upon request.

VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if 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

In the event of any legal costs being incurred the ingoing tenant is to be responsible for the landlord's costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 3248/A/M
Updated May 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.