



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **OFFICE/STUDIO**

**3 INGS MILL, DALE STREET, OSSETT, WF5 9HQ**

58.32m<sup>2</sup> (627 sq. ft)



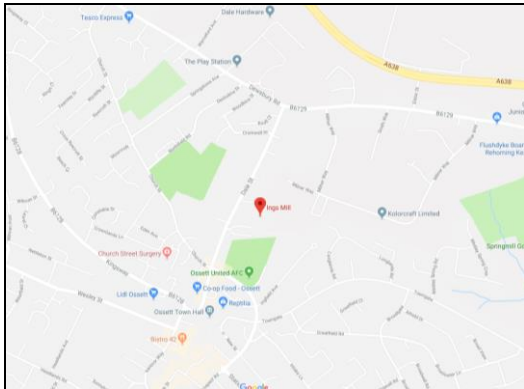
- Self-contained unit. Ideally suited to contractor or for use as studio office
- Convenient motorway access and for the amenities of the nearby town centre
- Onsite parking and circulation – with loading/deliveries to door

***\*FLEXIBLE TERMS & RENT FREE INCENTIVES  
AVAILABLE\****

**0113 2348999**

## Location

The premises form part of the Ings Mills and office complex situated between Milner Way/Longlands Trading Estate and Dale Street, a short distance to the north of Ossett town centre and within 1 mile of junction 40 of the M1 motorway.



## Description

Single storey smartly rendered brick building under a recently replaced and insulated pitched profile metal decking roof. Carpeted suspended timber floor.



## Accommodation

The accommodation is arranged to provide self contained open plan office/studio facilities with partitioned WC's.

LED lighting, suspended ceilings and low energy electric heating.

The unit extends to 58.32m<sup>2</sup> (627 sq. ft)

## Services

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

## Non Domestic Rating

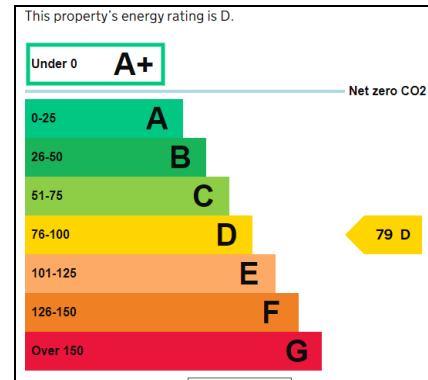
From our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises

RV £4,550

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Energy Performance Certificate



## Lease Terms

The premises are available by way of a new lease on essentially a tenants full repairing and insuring basis for a term to be agreed incorporating regular upward only rent reviews.

## Rent

The rent is quoted to include the estate service rent.

£7,500 per annum exclusive

The rent to be payable monthly in advance exclusive of building insurance, utilities, business rates and VAT.

## VAT

The rent is quoted exclusive of VAT. VAT is applicable upon the rent.

## 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 the 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](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 0285/A/S  
Updated May 2026

Subject to Contract



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0113 2348999  
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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.