



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Precious Holdings (Wakefield) Ltd

TO LET

**SINGLE STOREY
INDUSTRIAL/STORAGE UNIT
WITH SELF-CONTAINED YARD**

**UNIT 40 WAKEFIELD COMMERCIAL PARK,
OFF BRIDGE ROAD, HORBURY BRIDGE, WAKEFIELD,
WEST YORKSHIRE, WF4 5NW**

751 m² (8,085 sq. ft)



- Single storey industrial workshop/storage unit with self-contained yard on multi occupied estate
- Conveniently located in Horbury Bridge off main A642 Bridge Road being approx. 3 miles from M1 & 5 miles from Wakefield city centre
- Benefitting from loading doors & internal office accommodation – **available from July 2026**

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For Enquiries call
0113 234 8999



Location

Wakefield Commercial Park is a substantial multi occupied industrial complex with an extensive frontage to the extremely busy A642 Bridge Road which leads to Wakefield City Centre. Unit 40 is accessed directly off Bridge Road.

Wakefield Commercial Park benefits from good links throughout the Wakefield area - with city centre being 5.5 miles away - and North Kirklees as well as to the motorway network with accessibility to both Junction 39 and Junction 40 of the M1 (being within 3 miles respectively).

Description

Wakefield Commercial Park comprises a large multi occupied part single part multi storey industrial/commercial complex with a variety of industrial, warehouse and trade occupiers.

Unit 40 comprise single storey steel clad industrial/storage unit under a pitched roof. The premises include internally built office space along with a self-contained loosely surfaced & fenced yard area. The property benefits from 2 roller shutter loading doors.



Accommodation

Unit 40 751m² (8,085 sq. ft)

Providing former vehicle showroom / workshop space along with ancillary offices / facilities benefitting from large self-contained yard area for storage / loading.

Gross Internal Floor Area 751m² (8,085 sq. ft)

Services

We are advised Wakefield Commercial Park benefits from mains electricity, water and sewer drainage 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.

Rating

We are advised the premises are assessed as follows:-

Unit 40 Wakefield Commercial Park RV £31,750

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, Wakefield Council Tel: 01924 306090.

Energy Performance Certificate

An EPC can be made available upon request

Lease Terms

Units at Wakefield Commercial Park are offered by way of new leases for a period of years to be agreed to be excluded from the Landlord & Tenant Act 1954 Part II on an effectively full repairing and insuring basis (subject to the service charge).

Rent

Unit 40 £45,000 per annum exclusive

The rents are payable 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 incurred in the preparation of the lease (to be excluded from the Landlord & Tenant Act 1954 Part II) and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 1185/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.