



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

OFFICE/STUDIO/LIGHT WAREHOUSING

**Unit 3 & 3A INGS MILL, DALE STREET, OSSETT,
WF5 9HQ**

39.2m² – 97.45m² (422sq. ft – 1,049sq. ft)



- Self-contained units or can be taken as one. Ideally suited to contractor or for use as studio office / stores.
- 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****

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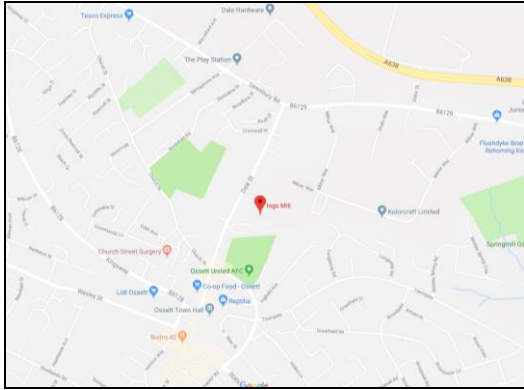


For Enquiries call
0113 234 8999



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 brick buildings under a recently replaced and insulated pitched profile metal decking roof. Carpeted suspended timber floor.

Both unit 3 and Unit 3a are self contained and available individually or combined. Suitable for contractors store / offices and other similar uses.



Accommodation

The accommodation is arranged to provide self contained open plan office/studio facilities with partitioned WC's. Recently decorated, LED lighting, suspended ceilings and low energy electric heating.

Unit 3 58.25m² (627 sq. ft)
Unit 3a 39.2m² (422 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.

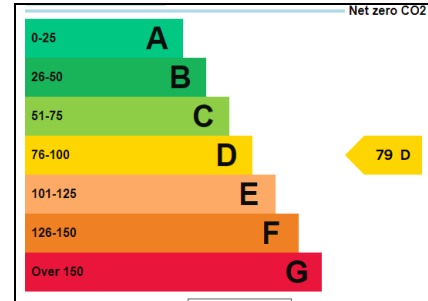
Non Domestic Rating

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

Office & Premises (Unit 3) RV £4,550
Office & Premises (Unit 3a) RV £3,800

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



Unit 3a has an EPC rating of E (104)

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.

Unit 3 £7,500 per annum exclusive
Unit 3a £5,000 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

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ben@michaelsteel.co.uk

Our Ref: 0285/A/S
Updated May 2026

Subject to Contract