



Michael Steel & Co
PROPERTY CONSULTANTS

PRELIMINARY ANNOUNCEMENT

TO LET

DETACHED LIGHT INDUSTRIAL & OFFICE

UNIT 3 LONGLANDS INDUSTRIAL ESTATE, MILNER WAY,
OSSETT, WF5 9JE

468.90m² (5,047 sq. ft)



- Secure yard and parking
- Close to Junction 40 of M1 motorway and Ossett town centre amenities
- Popular location within Longlands Industrial Estate

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk

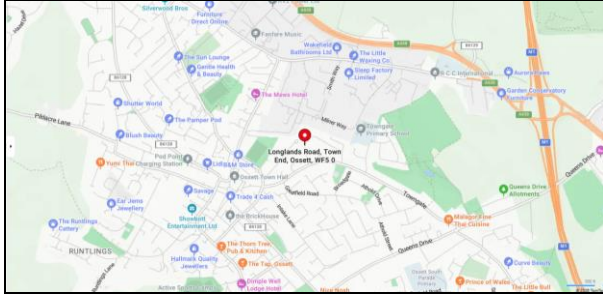


For Enquiries call
0113 234 8999



Location

The premises occupy a prominent position off Milner Way, the principal estate road of the popular Longlands Industrial Estate off Wakefield Road (B6129) which links via Wakefield Road (A638) to Junction 50 of the M1 motorway, within 1 mile to the east. The property is accessible to Ossett town centre and its associated amenities



Description

The premises comprise a detached substantial brick light industrial unit in two bays with interconnecting single storey office/showroom.

The property benefits from macadam surfaced parking adjacent to the office (providing parking facilities for 3 to 4 vehicles) and a surfaced yard with palisade security fencing.

Accommodation

Description	M ²	(sq. ft)
SS office & showroom	70.45	(758)
Central factory bay	149.85	(1,613)
Rear factory bay	248.62	(2,676)
TGIFA	468.90	(5,047)

Services

Mains electricity, water and drainage are connected to the property. The existing heating installations are oil fired and have not been tested. Applicants must satisfy themselves with regard to the condition and capacity of services and the building installations.

Non Domestic Rating

We have identified the property on the Valuation Office website. The property is assessed for business rates as 3a Milner Way and 3b Milner Way with separate assessments as follows:-

3a Milner Way

Warehouse & Premises 01 April 2026 RV £14,500

3b Milner Way

Warehouse & Premises 01 April 2026 RV £18,500

The Uniform Business Rate for properties with assessments below £51,000 is 48.0p in the £ for the year 2026/27.

EPC

Through our enquiries of the EPC register the premises have an EPC with energy rating E (103) expiring 26 April 2033.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating regular rent reviews.

Rent

£37,500 per annum exclusive.

The rent to be payable monthly or quarterly (to be agreed) in advance and by standing order.

VAT

The rent is quoted exclusive of VAT. It is understood VAT is applicable to 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

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
Andrew Steel
Richard Barker
Ben Preston

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

Our Ref: 3792/A/S
June 2026

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.