



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**PREDOMINANTLY SINGLE
STOREY INDUSTRIAL/FACTORY
PREMISES**

**UNIT A & B SAVILE STREET, OFF BRADFORD ROAD,
BATLEY, WEST YORKSHIRE, WF17 6JS**

1,231m² (13,251 sq. ft)



- Mainly single storey industrial/factory space including mezzanine offices
- Conveniently located on Savile Street just off the exceptionally busy A652 Bradford Road between Dewsbury and Batley
- Vacant possession available soon and an increasingly infrequent opportunity to purchase premises in the North Kirklees area

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For Enquiries call
0113 234 8999



Location

Unit A and B have been occupied by Dencroft Garages Ltd for an extended period and are situated on Savile Street. Savile Street, which is currently subject to rail infrastructure works, connects to the main A652 Bradford Road on its junction at Batley Carr with Town Street. On the junction of Savile Street with Bradford Road is the renowned 'Red Brick Mill' complex which includes various retailers including Loaf, Neptune and Ice Interiors.

Accordingly, given the property's proximity to the A652, they benefit from accessibility throughout the North Kirklees/Heavy Woollen area being equidistant from Dewsbury and Batley town centres. The premises also benefit from access to both Junction 27 of M62 (Birstall) and Junction 40 of M1 (Wakefield).

Description

Unit A and B Savile Street comprise brick built part clad interconnecting single storey industrial/factory units under multi-bay pitched metal decking roofs incorporating Perspex roof lights and part supported on large timber trusses with concrete ground floors.



Loading is via roller shutter loading doors to the front (off Savile Street) and adjacent Unit A is a small loading area/yard serving the property.

Accommodation

Unit A Savile Street 720.70m² (7,758 sq. ft)

Providing industrial/factory space with approximately 4m to eaves.

Unit B Savile Street 510.35m² (5,494 sq. ft)

Factory/industrial space plus mezzanine office (658 sq. ft)

Gross Available Floor Area 1,231m² (13,251 sq. ft)

Services

We are advised the premises benefit from three phase 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.

EPC

The premises have an energy rating of D (85).

Non Domestic Rating

We are verbally advised by the Valuation Office website the premises are assessed as Rateable Value £31,500 (although this includes 230 Bradford Road, Batley and will need to be re-assessed once split).

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

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Price

Seeking offers in the region of £650,000.

The vendors may consider the sale separately of either Unit A or B.

VAT

All prices 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

Each party to be responsible for their own reasonable legal costs incurred in the completing of the contract.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3793/A/M
June 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.