



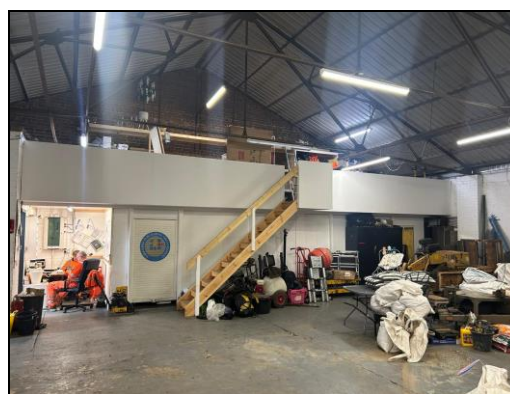
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL UNIT WITH P

**UNIT 3 MILNER YARD, MILNER WAY,
OSSETT, WEST YORKSHIRE, WF5 9JE**

243.66m² (2,623 sq. ft)



- 4 car parking spaces
- Close to M1 motorway and accessible to amenities of Ossett town centre
- Gated estate with CCTV

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

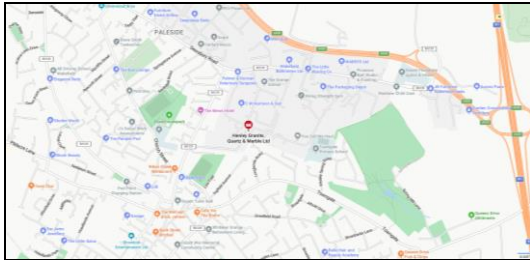


For Enquiries call
0113 234 8999



Location

The premises form part of the Milner Yard Business Park located on Milner Way off Wakefield Road (B6129) within 1 mile of the M1 motorway (Junction 40) where the M1 intersects with the A638 with Dewsbury and Wakefield 2 miles east and 3 miles west respectively.



Description

Mid terraced single storey brick building under a pitched double skin and insulated profile metal decking roof incorporating translucent roof lights on light steel trusses. Painted concrete floor.

Other building criteria include:-

- 2 steel roller shutter doors
- LED lighting
- Partitioned works toilets
- Timber mezzanine (previous tenant installed – potentially available)

The unit extends to a gross internal floor area of 243.66m² (2,623 sq. ft).

Services

Mains electricity, water and drainage are connected to the property. Prospective applicants must satisfy themselves with regard to the condition and capacity of services and installations, which have not been tested.

Terms

The property is offered To Let by way of a new lease on a tenants internal repairing and insuring basis with the rent payable monthly or quarterly in advance exclusive.

Service Charge

The leases are drafted incorporating the facility for the landlord to raise a service charge in respect of the maintenance and upkeep of common parts. The current landlord does not implement the service charge in respect of their current management regime, which may be reviewed in the future.

Rent

£18,500 per annum exclusive.

Non Domestic Rating

Unit 3 Milner Yard is assessed for business rates as follows:-

Workshop & Premises RV £14,500

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

EPC

We have identified the property on the EPC register.

The property has an EPC with energy rating D (81) expiring 24 April 2033.

VAT

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

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 connection with a 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
ben@michaelsteel.co.uk

Our Ref: 3830/A/S
August 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.