



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Adamco Holdings Ltd

TO LET

**HIGH QUALITY BRAND NEW
INDUSTRIAL/TRADE
WAREHOUSE UNIT WITH P**

**STATION ROAD, HECKMONDWIKE,
WEST YORKSHIRE, WF16 0LA**

298m² (3,203 sq. ft)



- Brand new high quality trade warehouse/industrial unit on self contained site
- Strategically well located on the outskirts of Heckmondwike town centre only a short distance from Morrisons supermarket and Ponderosa
- Benefitting from two storey offices, good eaves height with front roller shutter and available from Q4 2026

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For Enquiries call
0113 234 8999



Location

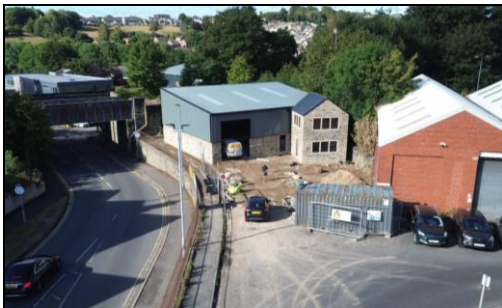
The property is situated on a one way section of Station Road close to its intersection with Walkley Lane/Market Street (which links Heckmondwike town centre with Dewsbury). Nearby occupiers include Duvalay, Al-Murad and Mileta Sports/Tog 24.

The property is well situated for access throughout the North Kirklees/Heavy Woollen district and is only 1 mile from the main A62 Huddersfield to Leeds Road. This also provides access to Junctions 25, 26 and 27 of the M62.

Description

The premises comprise a brand new modern single storey industrial/trade warehouse unit being steel framed part stone clad part metal decking under a pitched metal decking roof incorporating perspex rooflights with a concrete ground floor.

The premises also include a two storey office and ancillary section to the front providing office accommodation and/or possible trade counter.



Externally the premises benefit from a surfaced yard area to the front providing good onsite loading and vehicle parking.

Accommodation

New Unit	298m ² (3,203 sq. ft)
Warehouse/industrial space	202.19m ² (2,176 sq. ft)
Two storey office/ancillary space	95.38m ² (1,026 sq. ft)
Gross Available Floor Area	298m² (3,203 sq. ft)

Services

We are advised the new unit will benefit from three phase power, water and sewer drainage. 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

An EPC will be available once completed.

Non Domestic Rating

The premises will require to be assessed upon completion for rating purposes.

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

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

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews.

Rent

£39,500 per annum exclusive.

The rent is 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 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: 3743/A/M
Updated September 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.