



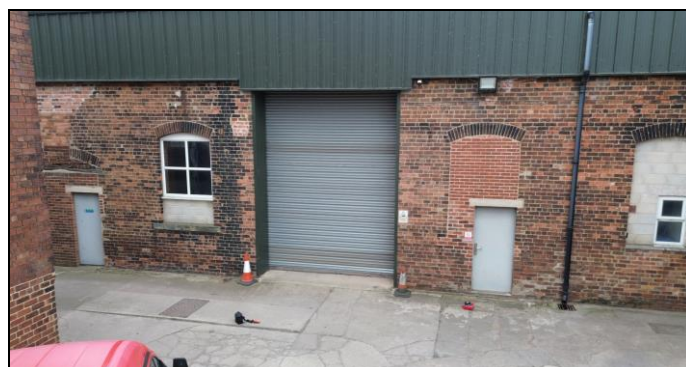
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY OPEN PLAN INDUSTRIAL/WAREHOUSE UNIT

**UNIT 6 CALDER VALE MILLS, HEALEY ROAD/
LOW MILL ROAD, OSSETT WEST YORKSHIRE, WF5 8ND**

792m² (8,527 sq. ft)



- Single storey open plan light industrial workshop/storage unit on multi occupied estate
- Situated just off Healey Road in an established industrial location being only a short distance from Ossett with J39 and 40 of M1 within 4 miles
- Benefitting from LED lighting, ground level loading door and internal office/canteen

****Immediately Available for Occupation****

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

Calder Vale Mills is situated on the junction of Low Mill Road with Healey Road in an established industrial area. Healey Road connects with Queen Street/Horbury Road which links Ossett town centre with Horbury.

As well as being located in an established industrial area and benefitting from links to the main arterial routes in the area, Calder Vale Mills is less than 4 miles from both Junction 39 and 40 of the M1 motorway.

Description

Calder Vale Mills is a brick and stone built part clad multi occupied industrial complex with external space providing onsite loading and vehicle parking.

Unit 6 Calder Vale Mills comprises a refurbished single storey warehouse/light industrial unit being brick built beneath a single pitch insulated metal profile sheet roof, incorporating perspex roof lights supported on large steel beams.



Externally Unit 6 shares the yard with the remainder of the complex providing onsite loading and vehicle parking.

Accommodation

Unit 6 792m² (8,527 sq. ft)

The property benefits from a good quality concrete floor, LED lighting, ground level roller shutter door along with internal office/canteen and toilets.

Gross Available Floor Area 792m² (8,527 sq. ft)

Services

We are advised Unit 6 Calder Vale Mills benefits from mains water, sewer drainage and three phase electricity in addition to 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 property has an EPC rating of D (85).

Non Domestic Rating

We are advised by the VOA website the premises have a Rateable Value of £53,000.

The National Uniform Business Rate for 2026/27 is 48p 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, Wakefield Council Tel: 0345 8506506.

Terms

Unit 6 Calder Vale Mills is presently let by way of a tenants full repairing and insuring lease expiring May 2027. It is anticipated the existing lease will expire/be surrendered (subject to negotiation) and a new lease will be granted for a period to be agreed, incorporating 3 yearly rent reviews.

Rent

£48,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order plus the site service charge and buildings insurance.

VAT

The rent is 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: 3874/A/M
September 2026

Subject to Contract



Michael Steel & Co
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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.