Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of IFG Drake Ltd

FOR SALE – *Price Reduced*

SUBSTANTIAL FACTORY/ INDUSTRIAL PREMISES WITH SIGNIFICANT POWER SUPPLY

VICTORIA MILLS, VICTORIA LANE, GOLCAR, HUDDERSFIELD, WEST YORKSHIRE, HD7 4JG

7,335m^2 (78,952 sq. ft) on 4.5 acres (approx.)



- Part single storey part three storey industrial premises including lofty warehouse with up to 2,000 KVA incoming power
- Situated approximately 3.5 miles west of Huddersfield town centre & only 4 miles from Junction 24 of M62
- Suitable for ongoing industrial use or potentially for comprehensive site redevelopment (STP) – ***available late 2026***

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

FIND US ON goto COMMERCIAL
www.go-to-commercial.co.uk

Location

Victoria Mills is situated on Victoria Lane which is accessed off Brook Lane in the centre Golcar, which is approximately 3 miles west of Huddersfield town centre. Golcar is principally accessed via the main A62 Manchester Road from Huddersfield ring road with access also being provided via Outlane.

The latter access via Outlane links to the motorway network with Junctions 23 (west only) and Junction 24 of the M62 being within 4 miles of Golcar.

Description

Victoria Mills is a part single part two part three storey industrial complex with a lofty single storey extension providing a range of industrial workshops, storage and offices under a series of roof structures.



The property is suitable for owner occupation or could be split into a series of smaller self contained units.

Externally Victoria Mills benefits from a large surfaced yard area to the front providing onsite loading and circulation; along with a driveway adjacent the main reception (to the higher level) and a surfaced car park immediately adjacent the office reception.

Site Area (approx.)	**1.82 ha (4.5 acres)**

Accommodation

Lofty warehouse	1,082m² (11,646 sq. ft)
Ground floor workspace & office	896m² (9,649 sq. ft)
First floor	393m² (4,230 sq. ft)
Second floor	393m² (4,230 sq. ft)
Upper ground floor workspace	3,274m² (35,244 sq. ft)
Workroom/stores	383m² (4,118 sq. ft)
Offices	257m² (2,764 sq. ft)
Open fronted store	165m² (1,776 sq. ft)
Plant rooms/stores	492m² (5,295 sq. ft)
Gross Available Floor Area	**7,335m² (78,952 sq. ft)**

Services

We are advised the property benefits from mains water, sewer drainage and a significant three phase electricity supply of up to 2,000kva. In addition there is lighting although 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 C (66).

Non Domestic Rating

We are advised by the VOA website the premises have a Rateable Value of £171,000

The National Uniform Business Rate for 2026/27 is 48.0p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Planning

Victoria Mills is suitable for ongoing industrial use or alternatively could be suitable for comprehensive redevelopment for alternative uses such as residential (STP).

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

Vacant Possession

It is anticipated the property will be vacant/clear by late 2026/early 2027.

Price

Price reduced to offers in the region of £1.95m.

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.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Alec Michael alec@michaelsteel.co.uk
Ben Preston ben@michaelsteel.co.uk

Our Ref: 3613/A/M
Updated November 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.