



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET (in part)/  
FOR SALE (whole site)**

**STRATEGICALLY LOCATED INDUSTRIAL  
PREMISES/DEVELOPMENT SITE (STP)**

**OLD MILLS & ADJOINING LAND, MOOR TOP,  
OFF WHITEHALL ROAD, DRIFHLINGTON,  
WEST YORKSHIRE, BD11 1BY**

7,229m<sup>2</sup> (77,808 sq ft) on 6.525 acres



- Substantial principally single storey industrial property including large office block & adjacent land/yard
- Strategically located just off Whitehall Road benefitting from accessibility to both junction 26 & 27 of M62
- Benefitting from onsite loading and parking or redevelopment potential for alternative use (part allocated for residential)

***Immediately available & re-available following abortive negotiations***

**0113 2348999**

## Location

Moor Top is situated just off the A58 Whitehall Road, in a mixed use area. The main A650 Bradford Road and A58 Whitehall Road connect nearby and provide good access to main arterial routes and the motorway network serving West Yorkshire..

Drighlington is approximately 7 miles from Leeds and 5 miles from Bradford city centre. Junction 26 (Cleckheaton) and junction 27 (Birstall/M621) are approximately 3 miles from the subject property.

## Description

The industrial part of Old Mills was previously occupied for an extended period by Drake Extrusion (prior to their relocation late last year) and comprises two mainly single storey interconnecting buildings with one section benefitting from a multi-storey office block to front.

The buildings are a variety of ages and construction (mainly brick built under pitched roofs), though have for an extended period been used for manufacturing/industrial with ancillary storage and office use.



Externally the property has two access points off Whitehall Road and benefits from a tarmac/surfaced driveway and car park. The larger site include the loosely surfaced yard utilised by a transport co.

**Total Site Area** 2.64 ha (6.525 acres) or thereabouts

## Accommodation

Ground floor industrial/workshop 5,745.81m<sup>2</sup> (61,848 sq ft)

Comprising a series of interconnecting single storey workshop/manufacturing areas benefitting from various loading doors and internal partitioning to comprise engineer stores, toilets, kitchenette areas, etc.

Multistorey industrial (1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor) 229.14m<sup>2</sup> (2,466 sq ft)

Offices (3 floors) 1,253.58m<sup>2</sup> (13,494 sq ft)

Comprising a prominent office block at the front of the site offering part open plan general offices, along with a series of private offices, toilets, storage and kitchenette areas.

**Gross Internal Floor Area** 7,228.53m<sup>2</sup> (77,808 sq ft)

## Services

We are advised Old Mills benefits from mains water, sewer drainage, gas and a substantial three phase electricity supply along with individual appliances including lighting and heating. 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 has been commissioned and will be available upon request.

## Rating

We are advised by the Valuation Office website the premises are assessed at:-

Factory & Premises

RV £179,000

The National Uniform Business Rate for 2023/24 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

## Planning

Old Mills has been utilised for industrial with ancillary storage and office use for an extended period and land to the rear (presently occupied by the transport co) is allocated for residential on the Leeds Council Local Plan (site reference HG2-142 (333) for 49 dwellings).

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 2224444.

## Lease Terms

The industrial part of Old Mills is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews at a rent to be agreed.

## Price

The landlords will consider a disposal of the whole site seeking offers in excess of £2.5m

## VAT

All rents and prices are quoted exclusive of VAT and VAT to be charged if applicable.

## Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

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[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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Our Ref: 2979/A/M  
Updated April 2023

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.