



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**TO LET**

**GOOD QUALITY  
PREDOMINANTLY SINGLE  
STOREY INDUSTRIAL UNIT**

**UNIT C2, C8G & C9G CARLINGHOW MILLS,  
BRADFORD ROAD, BATLEY,  
WEST YORKSHIRE, WF17 8LL**

1,515m<sup>2</sup> (16,312 sq ft)



- Single storey good quality industrial/storage unit with offices and self contained front yard
- Situated within Carlinghow Mills being immediately adjacent the main A652 Bradford Road
- Immediately available for occupation for a variety of uses (subject to planning)

**0113 2348999**

## Location

Carlinghow Mills is situated on the main A652 Bradford Road immediately opposite the Amco car wash and equidistant between Dewsbury town centre and the intersection of the A652 with the main A62 Leeds Road.

The site benefits from convenient access to the majority of main arterial routes serving the North Kirklees area and in particular the regional motorways. Junction 27 of the M62 – which includes the highly successful Birstall Retail Park – and junction 28 (Tingley) of the M62 are situated within 3 miles to the north and north east respectively. The property also enjoys convenient access to the M1 motorway with junction 40 and 41 to the east.

## Description

Carlinghow Mills comprises a substantial mill complex being a series of part single storey part multi storey brick and stone built workshop, stores, showrooms and office space along with some brand new units. The property has been split to create a successful multi occupied complex including circulation space, vehicle loading and onsite parking.

The vacant space is situated near the front of the site off Bradford Road. The premises comprise a mix of open plan workshop areas, additional stores and office space.

Externally the premises benefit from a secured yard area for parking / storage along with 2 loading doors into the main workshop areas.

## Accommodation

C2, C8G & C9G 1,515m<sup>2</sup> (16,312 sq ft)



Gross Internal Floor Area 1,515m<sup>2</sup> (16,312sq ft)

## Services

We are advised the property benefits from mains electricity, water and sewer drainage in addition to individual appliances including 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.

## Rating

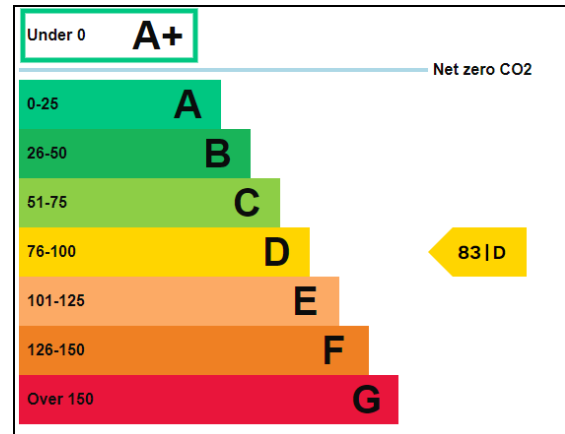
We are verbally advised by Kirklees MC the rateable value is:-

Unit C2, C8G & C9G

RV £32,750

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

## Energy Performance Certificate



## Lease Terms

Unit C2, C8G & C9G is available by way of a new lease for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis plus site service charge.

## Rent

On application.

All rents are paid quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## Legal Costs

The incoming 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](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2475/A/M  
Updated June 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.