



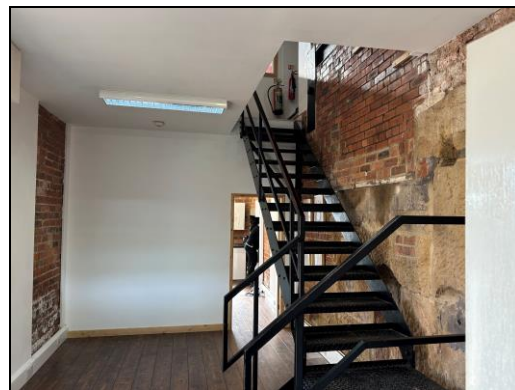
Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HYBRID CHARACTERFUL OFFICE & LINKED WAREHOUSE

14 INGS MILL, DALE STREET, OSSETT, WF5 9HQ

285.20m² (3,070 sq. ft)



- Quality and feature offices
- With AC and parking
- Adjacent warehouse store (interconnecting) of 1,680 sq. ft
- Within 1 mile of Junction 40 of the M1 motorway (off Milner Way)
- No estate service charge to be levied

0113 2348999

Location

The premises form part of the Ings Mill Business Complex situated between Milner Way/Longlands Trading Estate and Dale Street, a short distance to the north of Ossett town centre and within 1 mile of Junction 40 of the M1 motorway.

Description

The premises comprise a three storey refurbished brick office building, incorporating characterful features and partitioning to form a series of open plan and private office areas with staff breakout, kitchen and WCs.

Characteristics of the property include:-

- Exposed brick and stone
- LED lighting
- Air conditioning
- Fire & intruder alarms
- Security shutters
- Door entry system
- Kitchenette & WCs

Adjacent and linked to the office is the single storey warehouse/store of steel framed construction with profile metal decking roof and concrete floor. Steel roller shutter door.

Accommodation

	m ²	(sq. ft)
3 storey offices, kitchen & WCs	129.15	(1,389)
Warehouse/store	156.06	(1,680)
TIFA	285.21	(3,069)

Services

Mains electricity, water and drainage are connected to the property. Applicants must satisfy themselves with regard to the condition and capacity of services and the unit installations.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises RV £8,200

The rate in the £ for rating assessments below £51,000 for the year 2024 to 2025 is 49.9p in the £.

EPC

The premises are to be assessed and will have an EPC shortly.

Lease Terms

The property is offered by way of a new tenants full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

Applications for the office and warehouse separately, may be given consideration.

Rent

£20,000 per annum exclusive, payable monthly or quarterly in advance (to be agreed).

Applications to lease the office section of the property in isolation to be a rent in the region of £12,500 per annum.

The above rents are inclusive of estate service charge items but on the basis the rents are exclusive of building insurance, utilities and business rates.

VAT

The rent is quoted exclusive of VAT. It is understood VAT will be applicable.

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

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 0285/A/S
March 2025

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.