



Michael Steel & Co
PROPERTY CONSULTANTS



TO LET/may sell

**STRATEGICALLY LOCATED SINGLE
STOREY WAREHOUSE/INDUSTRIAL
PREMISES**

**SPARTAN ROAD, LOW MOOR, BRADFORD,
WEST YORKSHIRE, BD12 0RY**

3,530m² (37,998 sq. ft)



- Lofty single storey warehouse/industrial premises on self contained site
- Strategically located less than 3 miles from both M606 and Junction 26 M62 (Cleckheaton)
- Minimum eaves height 6.7m (rear warehouse up to 9m) with internal offices, ground level and tailgate loading

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

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For Enquiries call
0113 234 8999



Location

The premises are situated at the bottom of Spartan Road which is accessed via Morley Carr Road in an established industrial area in Low Moor. The premises are to the south of Bradford city centre and benefit from excellent connections to the M62 with Junction 3 of the M606 being just over 2 miles and Junction 26 (Chain Bar, Cleckheaton) of the M62 less than 3 miles away.

Description

The property comprises the original single storey industrial/warehouse unit with two storey offices with eaves height of 6.7m with 3 dock level loading doors and two ground level loading doors with loading canopy. Immediately adjacent the site entrance there is the two storey office and ancillary accommodation including toilets.

To the rear of the original building there is a lofty single storey warehouse with eaves height of 9m (which is open plan to the building at the front).

Externally to the front of the building there is a large surfaced yard area providing vehicle turning, loading and car parking.

Total Site Area 0.72 ha (1.79 acres) or thereabouts

Accommodation

Warehouse (original) 2,040.06m² (21,959 sq. ft)

Warehouse (extension) 1,264.09m² (13,607 sq. ft)



Ground floor offices 90.62m² (975 sq. ft)

First floor offices & works office 135.40m² (1,457 sq. ft)

Gross Available Floor Area 3,530.17m² (37,998 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity along with 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.

EPC

The property has an energy rating of C (63).

Non Domestic Rating

We are verbally by the VOA the RV is £158,000.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Council Tel: 01274 432111.

The National Uniform Business Rate for 2026/27 is 48p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, with a commencing rent of £275,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

Price

The landlords have indicated they may consider a sale of the property at a price to be agreed.

VAT

All rents and 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.

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 the 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
ben@michaelsteel.co.uk

Our Ref: 3857/A/M
October 2026

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.