Michael Steel & Co
PROPERTY CONSULTANTS

Due to Expansion & Relocation

TO LET

VARIOUS SINGLE STOREY WORKSHOP/STORAGE UNITS

BANKFIELD BUSINESS PARK, HUDDERSFIELD ROAD, MIRFIELD, WEST YORKSHIRE, WF14 9DD

76 – 821m^2 (823 – 8,838 sq. ft)



- Single storey industrial workshops/storage units suitable for a variety of uses
- Strategically well located just off main A644 Huddersfield Road between Mirfield and Junction 25 M62 (Brighouse)
- Established industrial complex with onsite loading and parking – ***most units immediately available for occupation***

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

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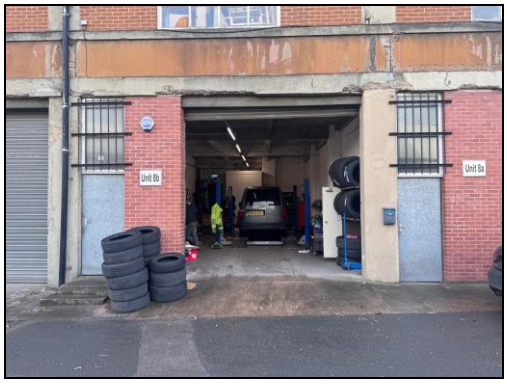
Location

Bankfield Business Park is located on the outskirts of Mirfield town centre, leading to J25 of M62 (Brighouse). The site benefits from a substantial main road frontage to the exceptionally busy A644 Huddersfield Road, which connects Mirfield/Dewsbury town centres with J25 of the M62 (approximately 2 miles).

Description

Bankfield Business Park comprises a range of part refurbished industrial/storage units creating a multi occupied estate along with various compounds.

The various units are being offered following the expansion of an existing tenant onsite and their relocation to a larger unit. The units benefit from concrete floors along with loading doors and ancillary facilities.



Externally Bankfield Business Park benefits from good circulation space and onsite parking within the multi occupied estate.

Accommodation

Unit 4	447.69m² (4,819 sq. ft)
Unit 5	373.37m² (4,019 sq. ft)
Unit 8b	76.45m² (823 sq. ft)
Unit 16	490.15m² (5,276 sq. ft)
Gross Internal Floor Area	**76 - 821m² (823 – 8,838 sq. ft)**

Services

We are advised Bankfield Business Park benefits from mains water, sewerage 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.

Non Domestic Rating

We are advised by the VOA website that the premises are assessed as follows:-

Unit 4	RV £19,500
Unit 5	RV £16,250
Unit 8b	RV £4,650
Unit 16	RV £17,250

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and allowances to small businesses

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

Energy Performance Certificate

Unit 4	EPC rating D (85)
Unit 5	EPC rating C (62)
Unit 8b	EPC rating E (102)
Unit 16	EPC rating D (76)

Lease Terms

The vacant units at Bankfield Business Park are offered by way of new tenant full repairing and insuring leases, for a period of years to be agreed incorporating 3 yearly rent reviews, plus the site service charge. All leases are to be excluded from the Landlord & Tenant Act 1954 Part II.

Rent

Unit 4	£28,950 per annum exclusive
Unit 5	£24,250 per annum exclusive
Unit 8b	£150 per week exclusive
Unit 16	£31,750 per annum exclusive

The rents are payable quarterly in advance by direct debit/standing order.

VAT

All rents 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

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the completion of any new letting.

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: 2854/A/M
October 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.