Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY COMMERCIAL/ OFFICE UNITS & GROUND LEVEL WORKSHOP/STORAGE UNITS

PONDEROSA PARK, SMITHIES LANE, OFF STATION LANE, HECKMONDWIKE, WEST YORKSHIRE, WF16 0PR

82m² - 273m² (882 sq. ft – 2,941 sq. ft)





- Good quality office/commercial suites in successful multi-occupied park
- Ground level workshop/storage units
- Substantial onsite parking with surfaced car park & most units immediately available for occupation

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For Enquiries call
0113 234 8999

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Location

Ponderosa Park is situated on the outskirts of Heckmondwike town centre with immediate access off Smithies Lane, close to its junction with Station Lane. Smithies Lane leads up to the renowned visitor centre and farm, Ponderosa, which also benefits from high quality restaurant facilities.

The main A62 Leeds to Huddersfield Road is located less than one mile from Smithies Lane providing excellent access throughout north Kirklees/Heavy Woollen district. Junction 25, 26 and 27 of the M62 are all within a 6 mile radius and Junction 40 of the M1 is approximately 15 minutes to the east.

Description

Ponderosa Park provides a high quality office and business environment with suites/units from as little as 50m² (537 sq. ft) and an excellent surfaced communal car parking provision.



Ponderosa Park offers significant flexibility and is arranged in 2, 3 and 4 storey modern uniquely styled buildings (with office/commercial space on the upper floors and a variety of workshop/storage units at ground level).

Accommodation & Rent

Ponderosa Park provides a combination of ground, first and second floor office/business units along with industrial/storage/commercial space at ground level.

Current availability:-

Suite/Unit	m²	(sq. ft)	Rent
6LG, 7LG, 9LG & 11LG	90 – 372	(966 –4,000)	Starting from £160 pwx per unit
6F	87	(936)	£160 pwx
7S	84	(910)	£150 pwx
10G/11G	169	(1,823)	£16,400 pax
11F	81	(868)	£145 pwx
12F – 14F (first floor)	79 - 273	(852 – 2,941)	£23,020 pax

Suites/units available from **82m² (882) sq. ft) up to 273m² (2,941 sq. ft)**

Services

Ponderosa Park benefits from all main services including gas, electric, sewer drainage and water in addition to individual appliances. However, no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Kirklees Metropolitan Council the units are assessed as follows:-

Suite 6F	£6,700
Suite 7L	£4,950
Suite 7S	£4,600
Suite 10G & 11G	£13,500
Suite 11F	£6,400
Suite 12F	£9,400

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 01484 221000.

Energy Performance Certificate

Energy Performance Certificates (EPC) will be available upon request.

Terms/Rent

See adjacent accommodation/rent schedule with space available on flexible terms plus the site service charge.

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 landlords reasonable legal costs.

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: 0332/A/M
Updated October 2026 **Subject to Contract**

Michael Steel & Co
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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.