Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Precious Holdings (Wakefield) Ltd

TO LET

MODERN WAREHOUSE & OFFICE UNIT SITUATED ON J40 M1

UNIT 4 THE BASKET WORKS, 172 WAKEFIELD ROAD, OSSETT, WAKEFIELD, WEST YORKSHIRE, WF5 9AQ

839m^2 (9,038 sq. ft)



- Modern open plan industrial/warehouse unit
- Superbly located adjacent junction 40 M1 Wakefield/Ossett on main A638 Wakefield/Dewsbury Road
- Benefitting from loading door to the front & good internally built first floor offices – ***immediately available for occupation***

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Location

The Basket Works are located in an exceptionally high profile position just off the main A638 Dewsbury Road dual carriageway ('mad mile') with principal access off the B6129 Wakefield Road. The property is less than ¼ a mile to the west of junction 40 of M1 and approximately ½ a mile north east of Ossett town centre.

The Basket Works benefits from strategic access to the North of England being adjacent junction 40 of M1 but also easily accessible to the intersection of the M1 with the M62 motorway.

Description

The Basket Works comprise a multi occupied industrial/ warehouse complex with showroom space to the front. There are a number of modern single storey industrial/warehouse buildings to the rear, which are accessed off the main Wakefield Road, with refurbished offices adjacent the entrance.

Unit 3 and 4 The Basket Works were previously in single occupation although Unit 3 has been let with Unit 4 available.

Externally the site benefits from good onsite circulation space, vehicle loading along with car parking.

Accommodation

Unit 4 The Basket Works comprises a modern single storey steel portal framed industrial/warehouse unit being metal clad under a pitched metal decking roof with perspex roof lights and a concrete floor.

Unit 4 provides open plan warehouse/industrial space with a manually operated loading door to the front and eaves height of approximately 6m. In addition there is a blockwork built canteen and toilet facilities at ground floor level.

The premises benefit from first floor offices incorporating a mix of private office accommodation and meeting rooms.

Workshop/warehouse	637m² (6,864 sq. ft)
First floor offices	202m² (2,174 sq. ft)
Gross Internal Floor Area	**839m² (9,038 sq. ft)**

Services

We are advised The Basket Works benefit from a connection to mains water, electricity and sewer drainage in addition to individual appliances including fluorescent 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.

Energy Performance Certificate

We understand Units 3 & 4 have an EPC rating of C (64).

Rating

We are verbally advised by the Valuation Office website the premises are presently assessed along with Unit 3 as follows:-

Warehouse & Premises (Units 3 & 4)	RV £90,500

The National Uniform Business Rate for 2026/27 is 48.0p in the £, ignoring transitional phasing relief and allowances to small businesses. The RV will need to be split following the separating from Unit 3.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield City Council Tel: 01924 306090.

Lease Terms

Unit 4 The Basket Works is 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.

Rent

Unit 4	£63,500 per annum exclusive

The rent is 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 all reasonable legal costs incurred in the completing of the new lease.

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: 0850/A/M
Updated November 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.