Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PREDOMINANTLY SINGLE STOREY INDUSTRIAL/ENGINEERING WORKSHOP

CLIFFE WORKS, CLIFFE ROAD, BRIGHOUSE, WEST YORKSHIRE, HD6 1HE

680m^2 (7,321 sq. ft)



- Single storey engineering workshop/factory unit with 3.2 tonne overhead crane and two storey offices
- Strategically located just off main A641 Huddersfield Road within walking distance of town centre and only 2 miles from Junction 25 M62
- Recently redecorated and benefitting from rear yard plus front forecourt

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For Enquiries call
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Location

Cliffe Works is situated on Cliffe Road only a short distance to the south of Brighouse town centre and connects the A643 Bridge Road with the main A641 Huddersfield Road. The A641 leads to Brighouse town centre and Huddersfield town centre via Woodhouse & Fixby. The property is situated close to both Birds Royd Lane and Armytage Road (main industrial areas in Brighouse) and Junction 25 of M62 is only 2 miles to the east (via Wakefield Road).

Description

Cliffe Works is a part steel framed part metal clad industrial/engineering unit under a single pitched metal roof incorporating perspex roof lights.



The premises include internally built office and ancillary accommodation and has a 3.2 tonne overhead travelling crane, radiant heaters and large roller shutter loading door to the front.



Externally Cliffe Works benefits from a forecourt to the front along with a self contained rear yard (accessed via the rear roller shutter loading door).

Accommodation

Ground floor	614m² (6,610 sq. ft)

Comprising reception lobby, offices, toilets along with the main factory and stores area.

First floor	66m² (711 sq. ft)

Comprising office and storage space.

Gross Internal Floor Area	**680m² (7,321 sq. ft)**

Services

We are advised Cliffe Works benefits from mains water, sewer drainage, gas and three phase electricity in addition to individual appliances including lighting and three radiant heaters. 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 verbally advised by the Valuation Office website the premises are assessed as:-

Workshop & Premises	RV £33,500

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, Calderdale Council Tel: 01422 392460.

Energy Performance Certificate

The property has an EPC rating of D (90).

Lease Terms

Cliffe 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, on an effectively full repairing and insuring basis.

Rent

£47,500 per annum exclusive.

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

VAT

The rent is 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.

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: 3617/A/M
August 2026 **Subject to Contract**

Michael Steel & Co
Property Consultants

0113 2348999
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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.