Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GOOD QUALITY SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

UNIT 5 SANDS INDUSTRIAL ESTATE, OFF HUDDERSFIELD ROAD, MIRFIELD, WEST YORKSHIRE, WF14 9DQ

300m^2 (3,224 sq. ft)



- Single storey principally open plan industrial/warehouse unit
- Strategically located just off main A644 Huddersfield Road between Mirfield and J25 (Brighouse) M62
- Benefiting from large roller shutter loading door, internal office and dedicated onsite parking

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Location

Sands Industrial Estate is located just off the main A644 Huddersfield Road, which provides a direct link between Mirfield town centre and both Junction 25 of M62 (Brighouse) and Huddersfield town centre. Nearby occupiers include SS Components and Kelcol.

Mirfield town centre is located approximately 0.5 miles to the east and Junction 25 of M62 is less than 3 miles to the north west. Junction 25 of the M62 provides excellent links throughout the region including to the M62/M1 interchange.

Description

Unit 5 Sands Industrial Estate comprises a steel framed single storey stone and blockwork built industrial/warehouse unit being part clad in asbestos under a pitched asbestos roof incorporating perspex roof lights with a solid concrete floor.

The premises provide essentially open plan warehouse/industrial space incorporating internal partitioning to provide a first floor office/store with ladies and gents toilet facilities beneath.



Externally the premises benefit from an unencumbered right of access over the driveway leading through Sands Industrial Estate and dedicated parking immediately to the front (up to 8 cars). Adjacent occupiers also benefit from a right of way/access over the estate driveway.

Accommodation

Ground floor	286.20m² (3,081 sq. ft)

Providing open plan industrial/warehouse space (circa 3.8m to eaves) with a large electrically operated steel roller shutter loading door (4.2m wide by 3.57m high) and fluorescent lighting.

First floor office/store	13.30m² (143 sq. ft)

Timber staircase up to first floor office with ladies & gents toilets beneath.

Gross Available Floor Area	**299.50m² (3,224 sq. ft)**

Services

We are advised that Unit 5 Sands Industrial Estate benefits from mains water, sewer drainage and three phase electricity in addition to an intruder alarm system and 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.

Non Domestic Rating

We are verbally advised Kirklees Council the premises are assessed at Rateable Value £16,750.

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or 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.

EPC

The premises have an energy rating of D (76).

Lease Terms

Unit 5 Sands Industrial Estate is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis (plus any site service charge).

Rent

£21,800 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 incurred in the preparation of the lease and its counterpart.

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: 3866/A/M
September 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.