Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Blackshaw Holdings

TO LET

FLEXIBLE WORKSHOP/ STORAGE SPACE

UNIT 10 & GARAGE CLIFTON MILLS, BRADFORD ROAD, BAILIFF BRIDGE, BRIGHOUSE, WEST YORKSHIRE, HD6 4JJ

Unit 10 260m^2 (2,798 sq. ft)
Garage 60m^2 (650 sq. ft)





- Ground floor workshop/storage space within multi occupied estate
- Conveniently located off the main A641 Bradford Road & accessible to Junction 25 of the M62
- Flexible terms & onsite parking

IMMEDIATELY AVAILABLE FOR OCCUPATION

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For Enquiries call
0113 234 8999

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Location

Clifton Mills is located on the junction of Bradford Road (A641) with Birkby Lane near the centre of Bailiff Bridge. The property is only a short distance from Brighouse town centre, with nearby occupiers on Bradford Road including B&M Bargains and McDonalds drive thru.

Clifton Mills is accessed directly off Bradford Road and benefits from convenient access to the M62 motorway. Junction 25 of the M62 (Brighouse) is approximately 3 miles to the south east and Junction 26 (Cleckheaton) is a similar distance to the north east.

Description

Clifton Mills comprises a ground floor multi occupied complex which has been split into various units, with Unit 10 being re-available for occupation. The premises include a steel roller shutter door to open plan workshop/storage space under a pitched north light roof, along with internally partitioned office area.

The garage is a small self contained unit in the car park area.

Externally the multi occupied premises benefit from a covered loading / parking area along with additional parking available within the shared macadam surfaced yard area off Bradford Road.



Accommodation

Unit 10 **260m² (2,798 sq. ft)**

Open plan workshop/storage unit benefiting from car parking spaces immediately outside the premises.

Garage **60m² (650 sq. ft)**

Detached single storey workshop / storage unit

Gross Internal Floor Area **320m² (3,448 sq. ft)**

Services

We are advised that mains water, sewer drainage and electricity are connected to the property in addition to independent 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.

Rating

We are advised by the Valuation Office website Unit 10 is assessed as RV £7,600.

We are advised the garage needs re-assessing upon occupation.

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 MBC Tel: 01422 357257.

Energy Performance Certificate

EPC rating E (106).

Lease Terms

Vacant units are offered by way of a tenants full repairing lease for a period of years to be agreed, plus the site service charge (where applicable).

Rent

Unit 10	£15,600 per annum exclusive
Unit A	£130 per week exclusive

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

Service Charge

Subject to a site service charge.

VAT

All rents and service charge are quoted exclusive of VAT and to be charged at the appropriate rate.

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

In the event of any legal costs being incurred the ingoing tenant is to be responsible for the landlord's 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: 0300/A/M
October 2026 **Subject to Contract**

Michael Steel & Co
PROPERTY CONSULTANTS
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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.