

Unit 6 Calder Vale Mills

Low Mill Road, Ossett, West Yorkshire, WF5 8ND



Size: 8,633 ft² (802.01 m²)

Rent: On application

Refurbished warehouse/light industrial unit

- Short term storage
- Refurbished accommodation
- Longer lease available by negotiation
- Rateable Value: £49,500 RV
- EPC Rating: D (85)
- Sat Nav Postcode: WF5 8ND

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Location

The property is located within the Calder Vale Mills industrial complex at Healey, being approximately half a mile from Horbury Bridge (A642) linking Huddersfield and Wakefield. Access to the M1 is available at Junctions 39 & 40.

Description

Unit 6 Calder Vale Mills comprises a refurbished single storey warehouse/light industrial unit of brick work construction, beneath a shallow pitched insulated metal profile sheet roof, incorporating skylights, supported on RSJs.

Internally, benefitting from laser level concrete floor. LED lighting, straight-in roller shutter loading door, with office/canteen and toilet facilities.

In addition to rent, a contribution to site service charge and buildings insurance premium is paid to the landlord by the tenant.

3 phase electricity supply.

Shared yard with parking and HGV circulation.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Warehouse/workshop	8,633 ft ² (802.01 m ²)
TOTAL		8,633 ft ² (802.01 m ²)

Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Terms

Leasehold: Rent upon application

Available on the residue of a tenants full repairing and insuring lease, contracted out, expiring on 24 May 2027. Longer lease term available subject to negotiation.

Rateable Value

Warehouse and premises
£49,500 Rateable Value
The Uniform Business Rates for 2025/2026 is 49.9 pence in the £.

EPC Rating

The EPC rating for this property is: D (85)

VAT Status

Rent, service charge and building insurance is subject to the addition of VAT.

Legal Costs

The tenant is to pay all parties legal costs incurred in the transaction.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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