

TO LET

Wharfedale Property

Unit 8A Grange Road Industrial Estate, Grange Road, Batley WF17 6LH

Fully Refurbished High Bay Workshop / Warehouse / Industrial Unit



5,391 ft² (500.84 m²)

Rent: On Application

- Currently undergoing a full rebuild / refurbishment scheme (utilising existing concrete floor and steelwork)
- Clear span unit benefitting from c.7.75m eaves. Available from early July 2026
- Located within established gated and secured business park
- EPC – To be confirmed following completion of the refurbishment works

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

TO LET

Wharfedale Property

Location

The property is located on the well established Grange Road Industrial Estate, situated on the outskirts of Batley Town Centre. The complex fronts onto Grange Road which links the A652 Bradford Road with Challenge Way and the B6128. Close proximity to the A653 allows direct access to Junction 28 of the M62.

Description

The property comprises a clear span, high bay warehouse benefitting from 7.75m eaves and toilet and kitchenette facilities. Office facilities can be built to suit the incoming tenants requirements, subject to overall deal. Externally, the unit benefits from shared yard and parking provisions;.

Our Grange Road Industrial Estate complex benefits from ample car parking and circulation yards.

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Rent

On Application.

VAT

All figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Building Insurance

Figures can be provided upon request.

Services

Mains electricity, water and drainage are connected to the property.

Business Rates

Workshop & Premises: To be reassessed

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Legal Costs

The incoming tenant is to be responsible for both parties' legal costs incurred in the transaction.

Accommodation

Measured on a Gross Internal Area basis, the Property extends to approximately 5,391 ft² (500.84 m²).

Viewing

Strictly by appointment only with the landlord, contact:

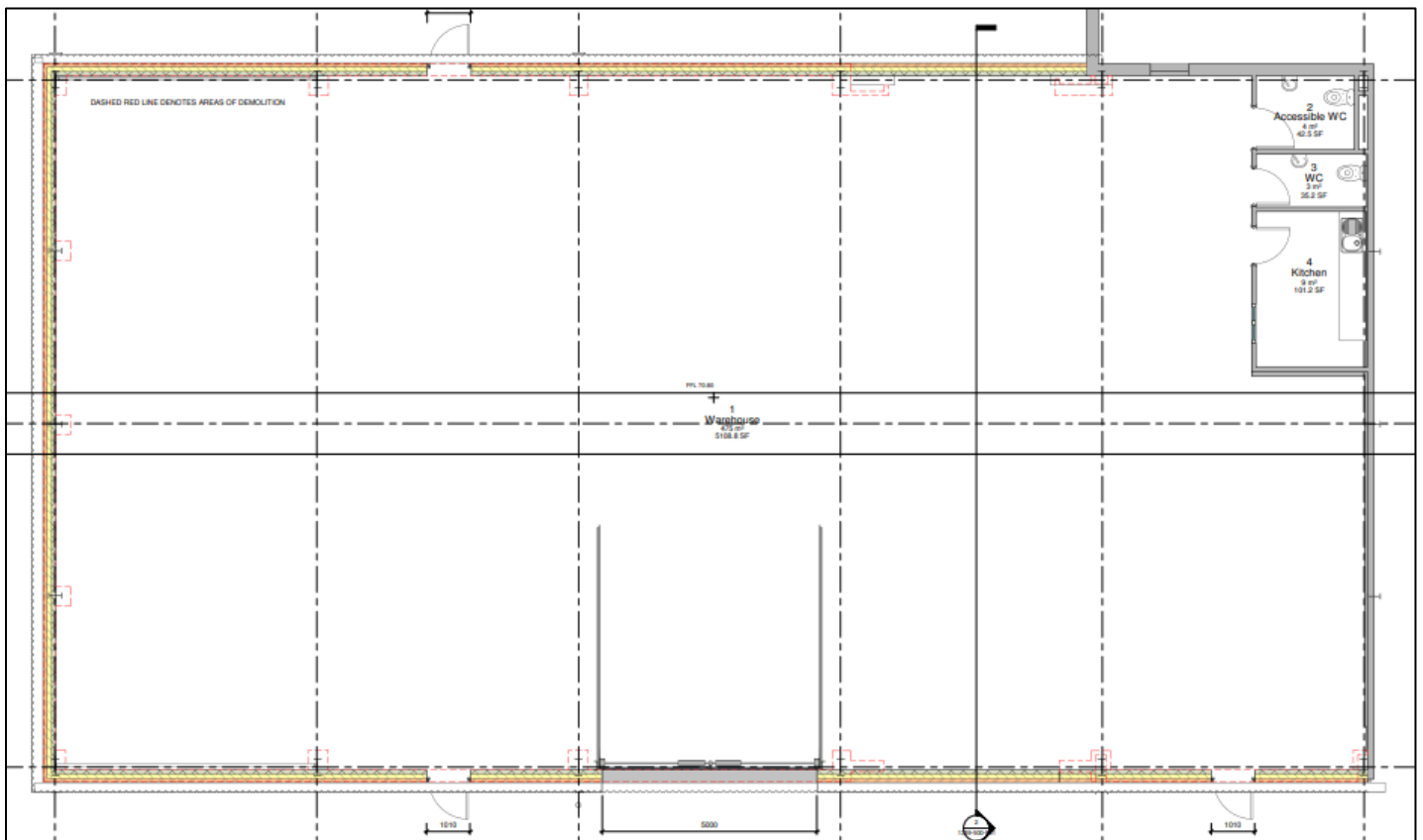
Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

TO LET

Wharfedale Property



www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496