



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**SINGLE STOREY BUILDING WITH
OFFICES & YARD ON SELF
CONTAINED SITE**

**'THE BARN', LITTLE TAYLOR HALL LANE,
OFF ROBERTTOWN LANE, ROBERTTOWN, MIRFIELD,
WEST YORKSHIRE, WF14 0DH**

248m² (2,679 sq. ft) on 0.38 acres or thereabouts



- Single storey storage unit incorporating two storey internally built office/ancillary facilities
- Conveniently located off Roberttown Lane only a short distance from the main A62 Leeds Road with good access to Junction 25 M62 (Brighouse)
- Benefitting from large external area/yard being self contained and ***immediately available for occupation***

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For Enquiries call
0113 234 8999



Location

'The Barn' is situated on the junction of Little Taylor Hall Lane with Roberttown Lane in Roberttown immediately adjacent Eurobung and only a short distance from both Whiteleys Garden Centre and Haighs Farm Shop. The property is accessed off Little Taylor Hall Lane which connects Roberttown Lane/Far Common Road with the main A62 Leeds Road (albeit is a private road).

The property is situated only a short distance off the main A62 Leeds Road which provides direct access to junction 25 of M62 (Brighouse) being within less than 3 miles.

Description

'The Barn' comprises a single storey storage unit being part blockwork part rendered part clad under a pitched clad roof incorporating Perspex roof lights with a concrete ground floor. Internally there is a two storey block provision providing ancillary facilities and office accommodation.



Externally 'The Barn' benefits from a loosely surfaced yard area being self contained with access off Little Taylor Hall Lane.

Total Site Area 0.15 ha (0.38 acres) or thereabouts

Accommodation

Ground floor 212.93m² (2,292 sq. ft)
Comprising open plan storage space with large roller shutter loading door in gable end along with ground floor ancillary facilities including kitchen/staff welfare.



First floor 35.98m² (387 sq. ft)
Providing office accommodation.

Gross Available Floor Area 248.91m² (2,679 sq. ft)

Services

We are advised the premises benefit from mains water and a single phase electricity supply, in addition to individual appliances including sodium 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.

EPC

An EPC will be available upon request.

Rating

We have been advised by the Valuation Office website the premises have been split with the following assessments:-

Warehouse	£12,750
Office	£3,450

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.

Lease Terms

'The Barn' is offered by way of a new lease to be excluded from the Landlord & Tenant Act 1954 Part II for a period of up to 3 years on an effectively full repairing and insuring basis.

Rent

£25,000 per annum exclusive

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

VAT

All rents are 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
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 3834/A/M
June 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.