



Unit 1, Roundwood Industrial Estate, Ossett, WF5 9SQ

Economical industrial unit in a prime M1 location, offering excellent transport links and a large secure yard.

33,199 sq ft (3,084.29 sq m)

- Up to 9m minimum eaves height
- Immediately available
- Refurbished offices
- Prime M1 location
- 2.8 acre site
- Main arterial road prominence

Summary

Available Size	33,199 sq ft
Rateable Value	£200,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

The property comprises a substantial detached industrial/warehouse facility with ancillary two-storey offices, yard areas and car parking. The main warehouse is of steel portal frame construction with part brick/block and clad elevations beneath an asbestos pitched roof. Internally the accommodation provides open space with concrete floor and loading doors to the large yard area.

The extended two storey offices are positioned to the front of the property onto Wakefield Road. We have omitted the extension element of these offices from our accommodation table, however they extend to a further 3,000 sq ft and can be included or decommissioned as required.

Location

The property occupies a highly prominent location within Roundwood Industrial Estate, fronting the busy A638 Wakefield Road. Junction 40 of the M1 is 500 meters north west. Wakefield town centre is 1.7 miles east and Leeds city centre is 7.5 miles north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,601	148.74	Available
1st	1,601	148.74	Available
Ground - Industrial	29,997	2,786.81	Available
Total	33,199	3,084.29	

Specification

- Steel Portal frame
- X2 ground level doors
- X1 ramped dock level loading door
- LED lighting throughout
- Refurbished offices
- Solid concrete floor throughout

Yard

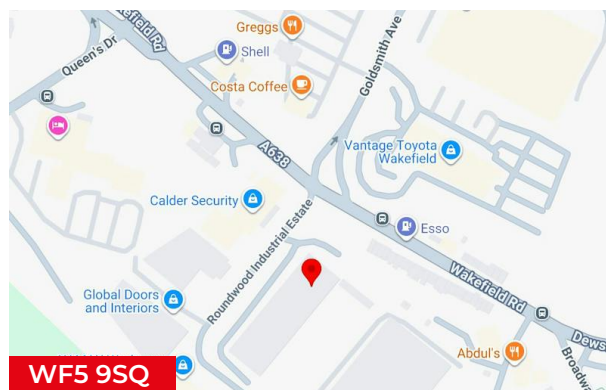
- X2 entrances
- Largely concrete surfaced with expansion land if required

Terms

The property is available on new Fully Repairing and Insuring lease terms to be agreed.

Anti-Money Laundering

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Simon Dove

0113 457 5550 | 07527 388054

simon.dove@dhpproperty.co.uk

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