

FOR SALE

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

6 ACRES (2.43 HECTARES)

Approximate net developable area

17.9 ACRES (7.24 HECTARES)

Approximate gross area

PHASE 2 | INTERCHANGE TWENTY SIX

J26 M62 CLECKHEATON WEST YORKSHIRE BD12 7AZ

/// riding.item.prep



Wibsey

Low Moor

Scholes

delifresh

EUROWAY TRADING ESTATE

WIN CARE

PHASE 2
INTERCHANGE
TWENTY
SIX

M606

M62 WEST

J26

Advanced
intelligent supply chain
by Reconomy

M62 EAST



Overview

Interchange 26 is an established industrial and logistics destination and home to several prestigious occupiers.

Phase 1 Interchange 26 comprises over 490,000 sq ft of market leading industrial accommodation, all built speculatively and let at record headline rents.

Phase 2 brings an opportunity for further development with outline planning consent for over 100,000 sq ft of industrial space.

The site has outline planning consent for uses E (g)(i), E (g)(iii), B2 and B8.

The site occupies a prime position at Junction 26 of the M62 motorway and is accessed from Bradford Road alongside the M606.



**A PRIME
LOCATION**



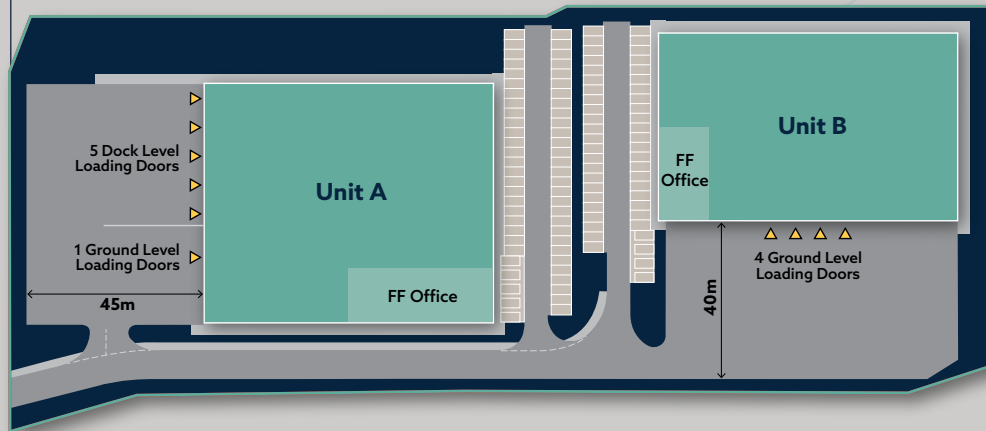
**6 ACRE
SITE (NET)**



**OUTLINE PLANNING
GRANTED FOR
E (G)(I), E (G)(III),
B2 AND B8 USES**

Indicative Masterplans

OPTION 1



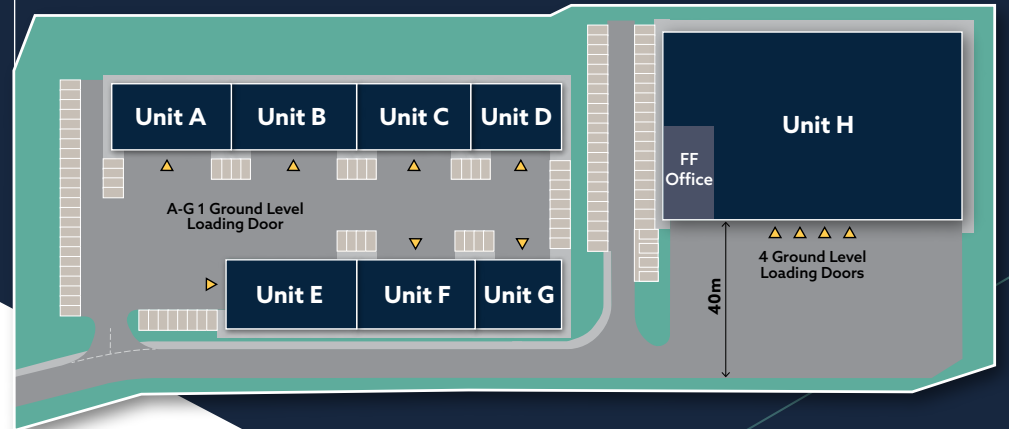
UNIT A
47,000 SQ FT (4,366 SQ M)
 FF OFFICE **4,500 SQ FT** (418 SQ M)
TOTAL 51,500 SQ FT (4,785 SQ M)

UNIT B
38,000 SQ FT (3,530 SQ M)
 FF OFFICE **3,000 SQ FT** (279 SQ M)
TOTAL 41,000 SQ FT (3,809 SQ M)

OPTION 2

UNIT A
5,300 SQ FT (492 SQ M)
UNIT B
5,600 SQ FT (520 SQ M)
UNIT C
5,000 SQ FT (465 SQ M)
UNIT D
4,000 SQ FT (372 SQ M)

UNIT E
6,100 SQ FT (567 SQ M)
UNIT F
5,500 SQ FT (511 SQ M)
UNIT G
4,000 SQ FT (372 SQ M)
UNIT H
38,000 SQ FT (3,530 SQ M)
 FF OFFICE **3,000 SQ FT** (279 SQ M)
TOTAL 41,000 SQ FT (3,809 SQ M)





11 MILES
LEEDS CITY CENTRE



11 MILES
M62-J29 / M1-J42



9 MILES
LEEDS BRADFORD AIRPORT



Location

The site occupies a prime position at Junction 26 of the M62 motorway and is accessed from Bradford Road alongside the M606.



| CITIES & TOWNS | MILES | MINS |
|----------------|-------|------|
| BRADFORD | 4 | 12 |
| LEEDS | 11 | 20 |
| HUDDERSFIELD | 11 | 16 |
| WAKEFIELD | 15 | 22 |
| MANCHESTER | 35 | 50 |



| JUNCTIONS | MILES | MINS |
|--------------------|-------|------|
| M62(J29) / M1(J42) | 11 | 12 |
| M62(J32A) / A1(M) | 23 | 26 |



| AIRPORT | MILES | MINS |
|----------------|-------|------|
| LEEDS BRADFORD | 9 | 25 |



West Yorkshire



Occupational Market

A Interchange 26 (Phase 1)

| | | | |
|---------|---------------|-----------------------|------------------|
| Unit 1 | 65,132 sq ft | Delifresh | £9.20 psf (2024) |
| Unit 2 | 43,723 sq ft | Winnicare | £8.75 psf (2024) |
| Super B | 275,000 sq ft | Advanced Supply Chain | £7.50 psf (2021) |

B Leeds Valley Park

| | | | |
|--------|--------------|----------------|-------------------|
| Unit 3 | 43,836 sq ft | Dirickx | £10.25 psf (2025) |
| Unit 1 | 55,968 sq ft | Wayfair | £10.00 psf (2025) |
| Unit 4 | 25,746 sq ft | Ulrick & Short | £9.50 psf (2025) |

C Velocity Point

| | | | |
|--------|--------------|----------------------|------------------|
| Unit 8 | 23,550 sq ft | Configured Platforms | £9.50 psf (2025) |
| Unit 7 | 21,225 sq ft | Configured Platforms | £9.50 psf (2024) |
| Unit 9 | 33,550 sq ft | Garolla | £9.25 psf (2024) |

D AAA Park Mirfield

| | | | |
|--------|--------------|-------------------|------------------|
| Unit 5 | 59,000 sq ft | A Field Transport | £7.25 psf (2022) |
| Unit 6 | 35,000 sq ft | A Field Transport | £7.95 psf (2022) |
| Unit 2 | 22,500 sq ft | J Exley | £7.75 psf (2022) |

E Leftfield Bradford

| | | | |
|--------|--------------|-------------|------------------|
| Unit A | 45,000 sq ft | Thermocable | £8.25 psf (2025) |
|--------|--------------|-------------|------------------|



Planning

The site has outline planning permission for the development of Industrial units (use classes E (g)(i), E (g)(iii), B2 and B8.).

130,000 sq ft (12,077 sq m) maximum floorspace.

18m maximum height.

Kirklees Council, application number 2021/60/94208/E.

Planning consultant –
Sheppard Planning c/o
Matthew Sheppard Mob 07717 706 178 matthew.sheppard@sheppardplanning.co.uk

Tenure

The land is held freehold in multiple titles;
WYK484045
WYK450264
YY616

Sale Process

Bids are requested on a conditional or unconditional basis no later than **Wednesday 15th October 2025**. Please note the vendor is not bound to accept any bids and further information regarding the offer process is available via the selling agent.

Access to a comprehensive data room is available on request.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013
Dove Haigh Phillips on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general out line only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dove Haigh Phillips has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is September 2025.

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