

UNION WAY

BUSINESS PARK

TO BUY OR TO LET

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Union Way Business Park, Wormald Street, Liversedge, WF15 6RA

Industrial / Warehouse accommodation

- 1,000 sq ft - 50,000 sq ft
- Build to suit available with 'turn-key' options
- Rare opportunity to purchase
- Great connectivity via J.26 & J.27 M62 Motorway



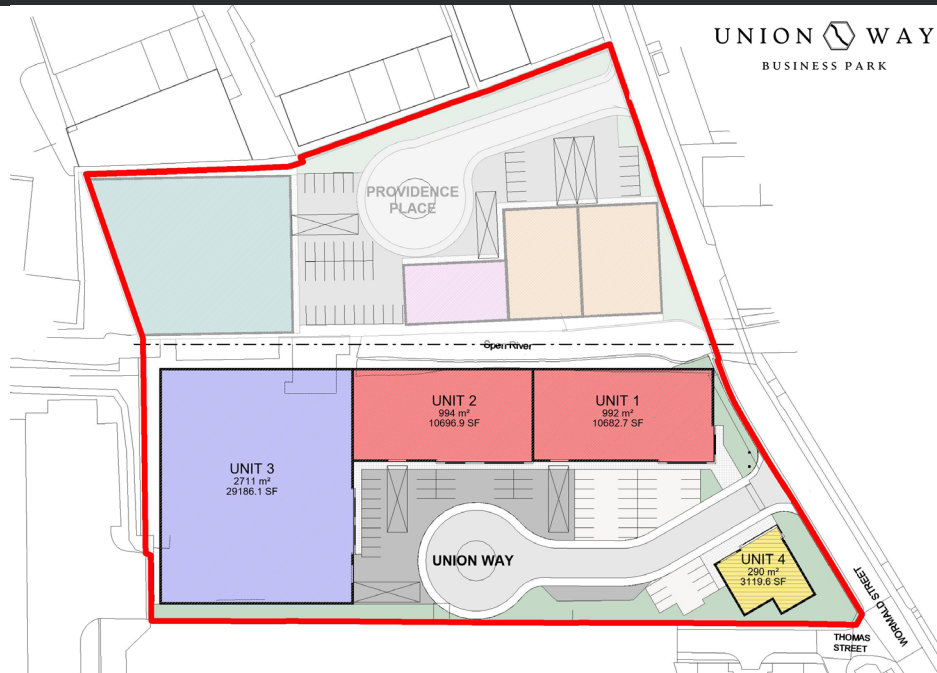
Introduction

Welcome to Union Way, an exciting new business park on **Wormald Street, Liversedge**, designed to set a new standard for modern enterprise in the Spen Valley. **Offering purpose-built commercial and industrial units from 1,000ft² to 50,00ft²**, Union Way combines striking contemporary architecture with versatile layouts to meet the needs of a wide range of businesses — from **dynamic start-ups to large-scale operators**.

Each unit is crafted to provide maximum flexibility, with high-quality construction and adaptable configurations suitable for manufacturing, warehousing, trade, or office use. Perfectly positioned for connectivity, Union Way benefits from excellent **transport links, with Junction 26 of the M62 just minutes away**, ensuring quick access to Leeds, Bradford, Manchester, and beyond. With its modern design, strategic location, and tailored approach to business growth, Union Way offers the ideal setting for companies ready to take the next step in their success.

The plan incorporates landscaped green areas and tree planting at key points along the perimeter, softening the industrial architecture and enhancing the site's visual appeal. The layout allows for efficient **vehicle circulation, with ample room for parking, loading, and deliveries**. Overall, the design emphasizes modernity, flexibility, and connectivity, creating a functional yet attractive setting for a range of businesses at Union Way.

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Bespoke Units Available

The current layout looks to separate the units in to 4, comprising of a circa **30000ft² unit, 2 x 11000ft² unit** and a **3120ft² unit**.

Union Way Business Park presents an exciting **pre-planning opportunity** for businesses to secure a **bespoke, purpose-built** unit tailored to their specific needs. Currently at the **feasibility stage**, the development offers exceptional flexibility, with units ranging from **1,500ft² to 50,000ft²** that can be **combined, expanded, or subdivided** to suit individual operational requirements. Each unit will feature an impressive **7-metre eaves height**, allowing for the inclusion of **mezzanine floors or full second storeys to maximise space and functionality**.

Notably, Unit 4 is ideally positioned and configured to accommodate an over-the-counter **trade or customer-facing business**, offering prominent frontage within the site. This early-stage opportunity allows occupiers to influence layout and specification — ensuring their new premises are perfectly aligned with their business vision.

Please do not hesitate to get in touch with us by calling **0113 323 4504**



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