



To Let

The Old Mill

52 Whiteley Street
Milnsbridge
Huddersfield
HD3 4LT

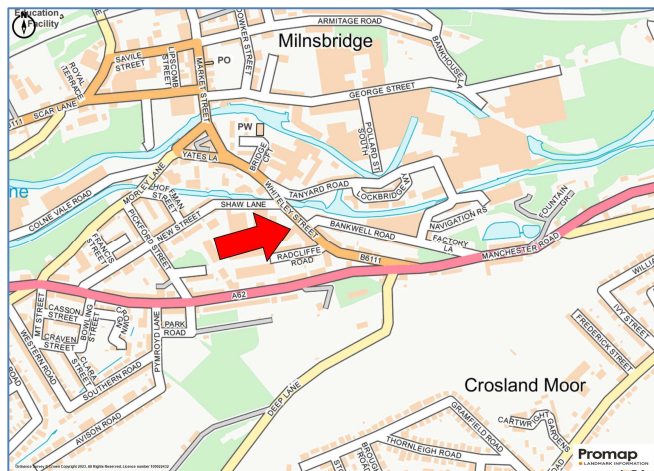
- Large, Two Storey, Industrial Unit
- 7,963 ft² (739.76 m²)
- Cost-effective space
- Good EPC Rating (C – 70)
- On-Site Car Parking Provision



Location

Milnsbridge is a large village, located within the metropolitan borough of Kirklees, in West Yorkshire. The village is located 1.5 miles west of Huddersfield, in the popular and affluent Colne Valley.

Access to the property is available exclusively from Whiteley Street and the main arterial highway serving the area is the A62 Manchester Road, which runs between Huddersfield, to the east and Manchester, to the west.



Description

The property comprises a moderate sized warehouse unit at ground floor level, complete with roller shutter loading door, LED strip lighting and concrete floors throughout. There is also a large office space at the far side of the property.

The first floor consists of a large warehouse with multiple windows and a metal prefabricated roof, also with fluorescent strip lighting. There is a SWL 2 tonnes crane on the first floor, which is currently out of commission.

The property has a three-phase electricity connection.

Accommodation

The total approximate gross internal floor areas are:

The Old Mill		
	ft ²	m ²
Ground Floor		
Warehouse/Office	3,508	325.90
First Floor		
Warehouse	4,455	413.86
Total Approximate GIA	7,963	739.76

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



Rent

£29,500 per annum
exclusive of all other outgoings

Lease Terms

Lease length and other lease terms are negotiable, subject to covenant strength.

Rateable Value

The property has a Rateable value of £14,500.

VAT

All figures are exclusive of VAT, which may be chargeable.

Energy Performance

The property has a good EPC rating, of 70, which falls within band C.

Legal fees

Each party is responsible for their own legal fees incurred in the transaction.

Viewing

For further information and viewing arrangements please contact the agent:

Phil Deakin

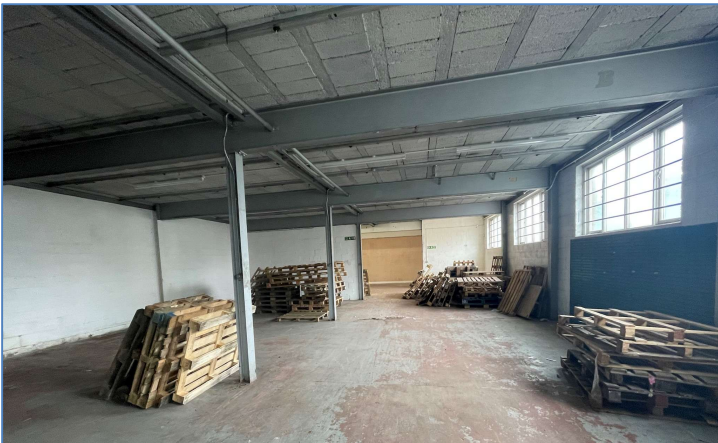
Direct Line: 01484 477619

Email: phil.deakin@walkersingleton.co.uk

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk



Oak House, New North Road, Huddersfield, HD1 5LG

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