



## To Let

### Unit 2

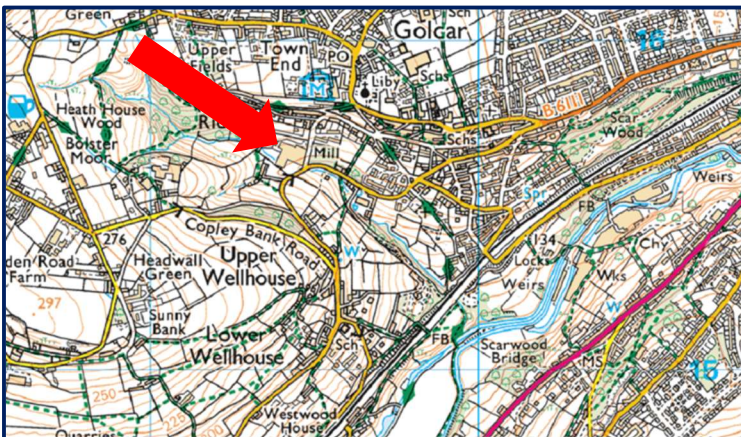
Heath House Mill  
Heath House Lane  
Huddersfield  
HD7 4JW

- Ground floor industrial unit
- 8,920 ft<sup>2</sup> (828.68 m<sup>2</sup>)
- Parking provisions
- Edge of town centre location



## Location

Heath House Mills is a large predominantly industrial former mill complex situated off Heath House Lane located approximately 3½ miles west of Huddersfield town centre.



## Description

Heath House Mills comprises a part single part multi storey former mill complex which has been sub divided to form various self-contained office, workshop and warehouse units.

The unit briefly comprises a self-contained single storey stone built unit, with a two storey office premises attached.

The ground floor industrial unit extends across the neighbouring unit, to provide first floor accommodation. This floor comprises a north light roof and timber floor and is accessed via the main industrial unit. The ground floor industrial unit has a solid concrete floor, fluorescent strip lighting, a sliding loading door and is beneath a flat roof. There is a partitioned office space, kitchen and toilet provisions.

The two storey office premises comprises a reception area and four private offices. The ground floor offices have hardwood flooring and the first floor offices are carpet flooring.

Externally, the unit is accessed via Heath House Lane and has a car park to the front of the premises.

## Services

We understand there is a three-phase electrical supply.

## Accommodation

The total approximate net internal floor areas are:

Unit 2		
	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor warehouse	5,988	556.26
Ground Floor workshop	2,442	226.87
Ground Floor offices	226	21.03
First Floor offices	264	24.52
<b>Total Approximate NIA</b>	<b>8,920</b>	<b>828.68</b>

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.

## Energy Performance

This unit has an energy performance certificate of E (117). This can be provided upon request.

## Rateable Value

The property has been assessed for Business Rates and has a Rateable Value of £16,250.



## Rent

The property is available to let, by way of the tenant's full repairing and insuring lease at a rent of **£32,500** per annum, exclusive of all other outgoings.

## VAT

All figures are quoted exclusive of VAT. We understand VAT is payable on the property.

## Legal Fees

The tenant is to make a contribution towards the landlord's reasonable legal costs incurred in drafting the lease.

## Viewing

For further information, or to arrange a viewing, please contact the agent:

### Lily Garside

Direct Line: 01484 477600

Email: [lily.garside@walkersingleton.co.uk](mailto:lily.garside@walkersingleton.co.uk)

Ref. 31787



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