

**Unit 8A Springfield Mills  
Dale Street  
Longwood  
Huddersfield HD3 4TG**

**Rent £7,800  
per annum**



## GROUND FLOOR WORKSHOP/STORE

**153.41m<sup>2</sup> (1,651ft<sup>2</sup>)**

- Accessed via a shared loading bay door
- Recognised industrial and commercial location
- Approximately 3 miles from Huddersfield town centre and equidistant from Junctions 23 & 24 of the M62 motorway network
- Suitable for a variety of industrial users

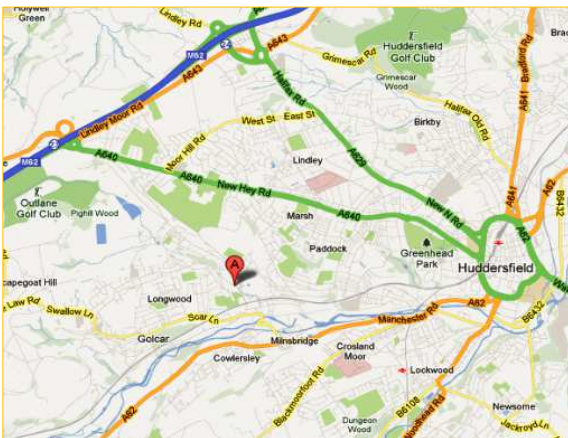
## DESCRIPTION

The unit has been created out of this multi-storey mill complex positioned in a popular industrial location approximately 3 miles from Huddersfield town centre.

Unit 8A has access via a shared loading bay and corridor and extends to 153.41m<sup>2</sup> (1,651ft<sup>2</sup>). The unit would be suitable for a variety of warehouse and workshop uses, being ideal for a new business start-up, or an existing independent business seeking new premises.

## LOCATION

The property is situated in a recognised industrial location close to other industrial properties along the Colne Valley within three miles of Huddersfield Town Centre and close proximity of Junction 23 and 24 of the M62 motorway network.



## ACCOMMODATION

Unit 8A 153.41m<sup>2</sup> (1,651ft<sup>2</sup>)

## RENT

£7,800 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,650

Uniform Business Rate of 49.9p/£ (2023/24).

It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING: D

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

INVESTMENT • RETAIL • INDUSTRIAL • OFFICES • LAND