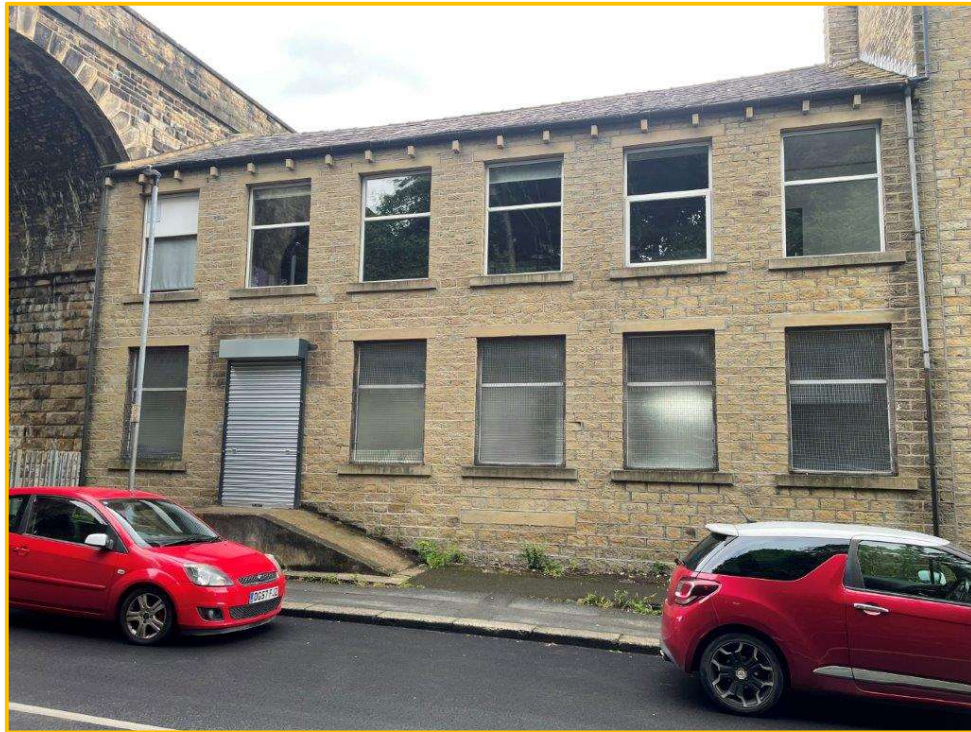


**Unit 6 Albion Mills
Crow Lane
Milnsbridge
Huddersfield HD3 4PH**

**Rent £650
per calendar
month**



WORKSHOP UNIT

101.21m² (1,089ft²)

- Positioned on the edge of Milnsbridge centre, approximately 3 miles to the west of Huddersfield town centre
- On-street car parking in close proximity
- Suitable for a range of light industrial or leisure uses, subject to planning.

DESCRIPTION

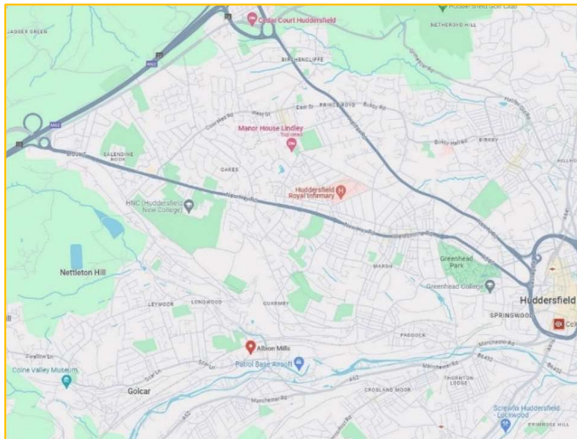
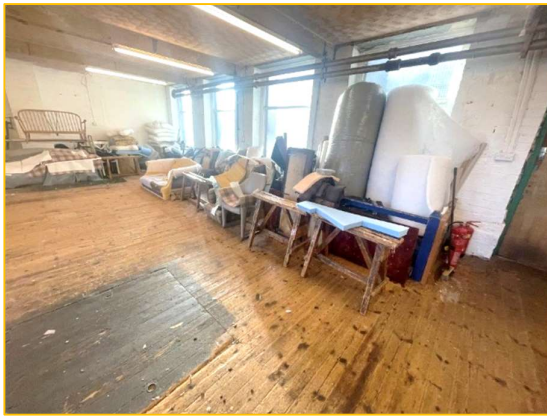
The available unit occupies part of the ground floor of this multi-storey, multi-occupied former mill complex situated on the edge of Milnsbridge district centre.

The unit extends to approximately 101.21m² (1,089ft²) which provides open plan accommodation with a single loading door accessed via an external ramp and PVCu double glazed windows throughout.

The unit has been occupied by an upholstery business for in excess of 30 years and is available with immediate vacant possession.

LOCATION

The property is located on the edge of Milnsbridge district centre approximately 3 miles to the west of Huddersfield. It is accessible for the A62 Manchester Road which connects Huddersfield with all areas within the Colne Valley. It is also well located for access to Junctions 23 & 24 of the M62 motorway network.



ACCOMMODATION

GROUND FLOOR

Workshop
WC

101.21m² (1,089ft²)

OUTSIDE

The unit has the benefit of on-street car parking to the front.

RENT

£650 per calendar month

SERVICES

The premises have the benefit of mains electricity and water.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£4,250

Uniform Business Rate of 49.9p/£ (2024/25).

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

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

George Aspinall

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: TBC

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

INVESTMENT • RETAIL • INDUSTRIAL • OFFICES • LAND