

**Ground Floor
Enterprise Works
Long Lane
Honley
Holmfirth HD9 6EA**

**Rent: £48,000
per annum**



INDUSTRIAL WORKSHOP AND OFFICE ACCOMMODATION **1,080.46m² (11,630ft²)**

- A range of interconnecting single storey industrial buildings providing good quality accommodation within the Holme Valley
- Good on-site car parking and loading
- Suitable for a wide range of business uses, with the potential of being divided subject to the occupier's requirements and landlord's consent.

DESCRIPTION

The property provides a range of interconnecting single storey industrial buildings which provide a mix of office, manufacturing and warehouse accommodation.

The accommodation extends to approximately 1,080.46m² (11,630ft²).

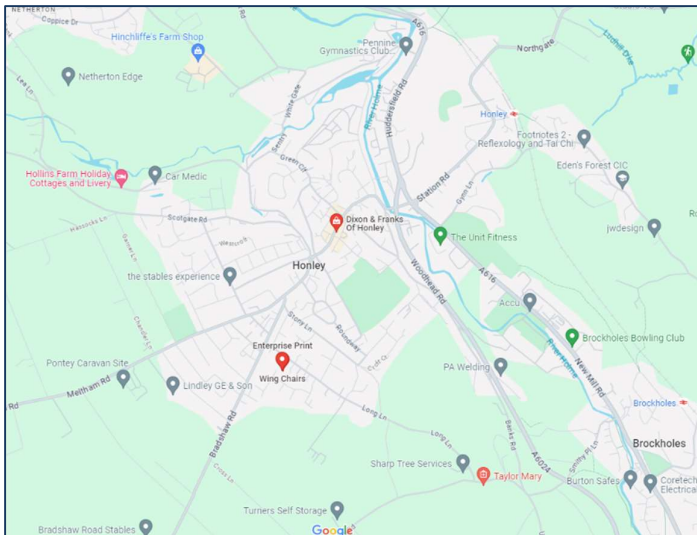
The buildings have 3 loading doors, concrete floor internally, compressed airline, 3 phased electricity and a gas supply.

The property has most recently been occupied for the production and sale of furniture and would suit similar light manufacturing uses in addition to warehousing or alternative commercial uses including leisure, subject to planning permission.

LOCATION

The property is positioned off Long Lane which is a turning off Bradshaw Road to the southeast of Honley village centre. It provides good access to the amenities provided by the village centre, in addition to being accessible for all areas of the Holme and Colne Valleys.

Honley is approximately 4 miles to the south of Huddersfield accessed along the A616 and is a village with a small local centre comprising a mix of facilities and amenities.



ACCOMMODATION

<u>Building 1</u> Offices and workshop	198.25m ² (2,134ft ²)
<u>Building 2</u> Workshop and staff facilities	71.64m ² (771ft ²)
<u>Building 3</u> Open plan workshop	151.06m ² (1,626ft ²)
<u>Building 4</u> Warehouse	247.12m ² (2,660ft ²)
<u>Building 5</u> Workshop	412.39m ² (4,439ft ²)
Total	1,080.46m² (11,630ft²)

The landlord would consider dividing the accommodation subject to the occupiers requirements.

RENT

£48,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

This will be charged back by the local Rating Office at the Uniform Business Rate of 54.6p (2024/25).

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 Wilson
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

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 incoming 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

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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

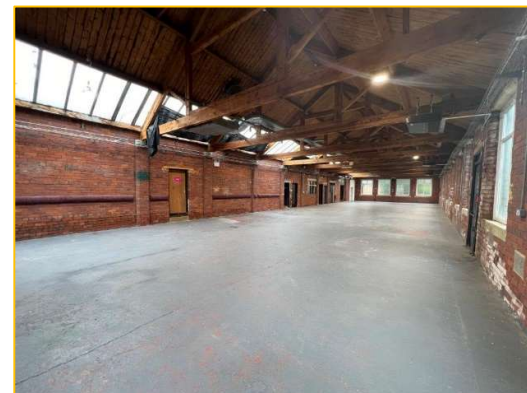
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