



# TO LET

**860 Sq Ft (79.89 Sq M)**

The Mending Rooms, Park Valley, Meltham Road, Lockwood, Huddersfield, West Yorkshire, HD4 7BH

- First Floor office suite sailable
- Meeting facilities
- Landscaped surroundings
- Space in impressive historic building
- On-site parking provision
- Last remaining suite





## Location

Park Valley lies within a secure landscaped setting close to the busy commercial heart of Huddersfield. Situated at the gateway to the Holme Valley on the B6108 Meltham Road, Park Valley provides a remarkable location for business and commerce.

## Description

Exceptional historic Grade II listed mill premises converted to high quality office accommodation. 860 sq ft first floor office suite available.

The substantial refurbishment of The Mending Rooms includes striking new entrances and communal areas for an innovative place to work.

- Exposed features
- LED Lighting
- Cat 6 Cabling
- Exposed features
- Capability for day one comms connectivity
- Meeting rooms and high quality common facility
- Bike store
- Shower and changing facilities
- On-site parking
- Air-conditioning
- Lift Access

## Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
Suite 3.2	860	79.89
<b>TOTAL</b>	<b>860</b>	<b>79.89</b>

## Business Rates

The property has a Rateable Value of £6,700, correct as of April 2023

## Legal Costs

Each party is responsible for their own legal costs.

## Terms

The units are available on a leasehold basis, on new full repairing and insuring terms to be agreed.

## EPC

An EPC is available on request.

## Viewing & Further Information

**Sarah-Jayne Lishman**

sarah-jayne.lishman@dhpproperty.co.uk  
0113 245 0550



**Mike Haigh**

mike.haigh@dhpproperty.co.uk  
0113 245 0550



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**0113 245 0550**

11 Park Square East, Leeds, LS1 2NG

