











Clough Mill, Bradford Road

Gomersal, BD19 4AZ

£499,500

-  OFFICES, WORKSPACE & SHOWROOM
-  FORMER SILK MILL
-  CHARMING CHARACTER FEATURES
-  APPROX 5900 SQ FT
-  CLOSE TO THE TRANSPORT LINKS
-  PROMINENT LOCATION
-  VIEWS OVER FARMLAND
-  SECURE GATED YARD



Full Description

Clough Mill is a stunning stone building which was formerly a Silk Mill and has been thoughtfully converted to provide a spacious showroom and workspace at the ground floor level, with high quality offices and studio space at first floor level. The property expands over an impressive approx 5900 sq ft and boasts a wealth of charming character features including exposed stone walls and high ceilings complemented by oak beams. Windows to the front elevation flood the top floor studio with natural light and frame stunning views over farmland. Benefits include: gas central heating, electric single & 3 phase, drainage point and private secure gated parking.

The property is conveniently located within easy reach of the M62, M1, M621 and M606 motorway networks all owing easy access to surrounding towns and cities.

Other units available for purchase and a rental option may be considered. Please ask for more information.

ENTRANCE

External doors lead into the reception area which gives access to the ground floor studios and workshops. A staircase leads to the first floor.

OFFICE

16' 6" x 14' 1" (5.04m x 4.31m)

A door leads into the main workshop.

OFFICE

15' 10" x 14' 1" (4.83m x 4.31m)

A door leads out to the front elevation and doors lead to the main workshop.

WORKSHOP

57' 1" x 18' 2" (17.41m x 5.55m)

This substantial workshop has a staircase leading to the first floor and a door leads into the second workshop.

WORKSHOP

25' 1" x 11' 1" (7.67m x 3.40m)

A staircase leads to the first floor. Access to W.C. facilities.

INNER HALL

Doors lead to two further studio/offices spaces and into the main reception area.

OFFICE

10' 1" x 8' 5" (3.08m x 2.57m)

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FIRST FLOOR LANDING

This light and inviting space showcases wonderful features from the buildings former days as a Silk Mill. There is access from here to a meeting room, storage space, offices and studio one.

STUDIO 1

32' 10" x 32' 9" (10.02m x 10m)

This wonderful space enjoys views over farmland to the front elevation, attractive exposed stone walls, oak beams to the ceiling and a mezzanine space that could be utilised to offer additional floor space subject to the necessary consents.



MEETING ROOM

16' 4" x 13' 0" (5m x 3.98m)

STORAGE ROOM

13' 0" x 7' 10" (3.98m x 2.4m)

OFFICE

24' 7" max x 17' 5" max (7.50m x 5.33m)

Enjoying views over farmland to the front elevation.

STUDIO 2

33' 4" x 33' 1" (10.18m x 10.10m)

Accessed via a staircase from workshop 2 on the ground floor, this light and airy space enjoys views over farmland to the front elevation and access to kitchen and W.C./ facilities. Additional features include exposed stone wall and oak beams to the ceiling.

EXTERIOR

Private secure gated parking for several vehicles.

RATEABLE VALUE

Clough Mill - Factory & Premises

Rateable Value - £10,750

ADDITIONAL INFORMATION

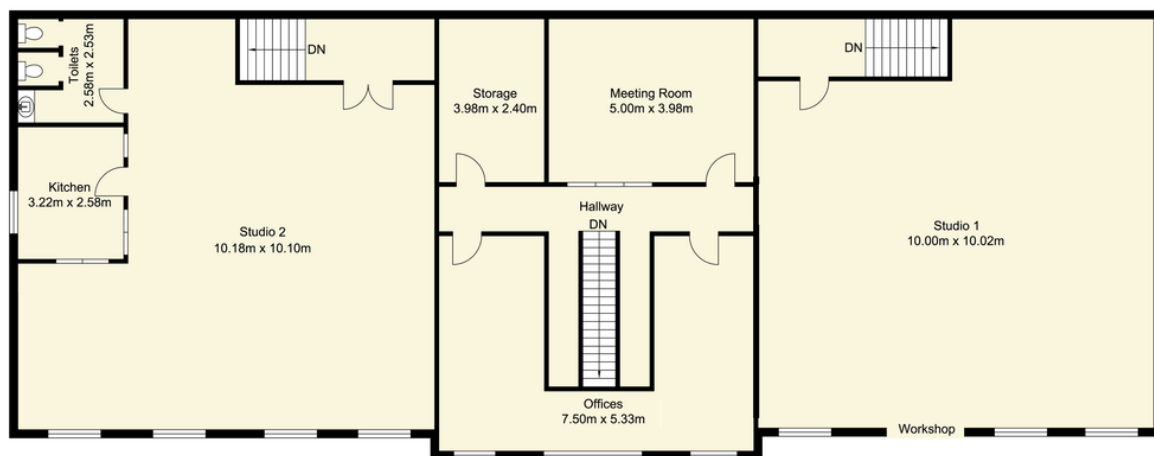
The premises have an EPC Rating of E

Tenure: Freehold

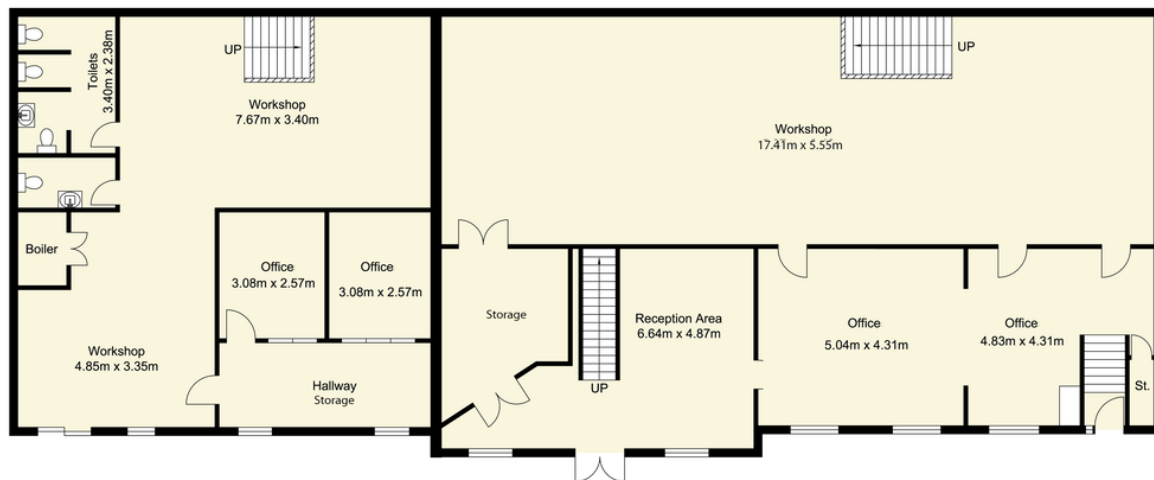
DISCLAIMER

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





First Floor



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