

TO LET

TRADE COUNTER WORKSHOP/WAREHOUSE with offices



UNIT 4, CROSSLEY MILLS, HONLEY, Nr. HUDDERSFIELD, HD9 6PL

- 2,400 sq.ft. (223 sq.m.)
- Roadside frontage
- On-site parking
- Established industrial estate
- Excellent access to the motorway network

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Crossley Mills is located approximately 3 miles to the south of Huddersfield via the A616 which gives access to the Huddersfield Ring Road which in turn links with the M62 at Junction 23 via the A640 and Junction 24 via the A629. Holmfirth is 2.5 miles to the south.

The Estate is located on the south east periphery of Honley Village which is home to numerous local shops, cafes and restaurants, off New Mill Road.

DESCRIPTION

The mill complex provides 3,883 sq.m. (41,795 sq.ft.) which has been converted and extended to provide a total of 18 units located around a central mill building. A large tarmacadam surface car park provides ample parking to the front and rear of the Estate.

The premises occupy a prominent position at the front of the estate, adjacent to the A616. Unit 4 comprises trade counter workshop/warehouse with offices complete with pitched profile steel sheet roof, a single roller door and windows to the front elevation providing excellent natural light. It has a clear height to eaves of 10'7" (3.22m).

The unit is rectangular and incorporates a reception/trade counter/general office, a separate office and a open plan warehouse/workshop. The offices are decorated to a good standard with carpet tiles and power/data connection points. The unit has a fire alarm maintained by the Landlord and there is a burglar alarm installed.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has a Gross Internal Floor Area of **223 sq.m. (2,400 sq.ft.)**.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of **£13,500 per annum exclusive**. The tenant will be required to contribute to the common service charge which is approximately £2,287 per annum exclusive and insurance which is approximately £832 per annum exclusive.

RATES

We are informed the premises are currently assessed as follows:-

Rateable Value: £7,000

Rates Payable: £3,437 (estimated)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (101). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Subject to Contract
May 2020

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braekkenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.