

TO LET

TRADE COUNTER/WAREHOUSE PREMISES



UNIT 1, CROSSLEY MILLS, HONLEY, NR. HUDDERSFIELD, HD9 6PL

- 348.39 sq.m. (3,750 sq.ft)
- Established industrial estate
- Roadside prominence
- On-site parking
- Ground Floor unit suitable for Trade Counter/Warehouse use

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.

The Estate is located on the south east periphery of Honley and is accessed off New Mill Road.

The unit occupies one of the most prominent locations on the estate fronting the 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 tarmaced surface car park provides ample parking to the front and rear of the Estate.

The premises comprise a ground floor trade counter/warehouse unit constructed of brick and stone complete with three phase electricity, gas and separate water supply which are all metered. The unit has roller shutter access, a pedestrian access door and is partitioned internally to create a trade counter area / office separate to the warehouse. The unit also benefits from WC facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **348.39 sq.m. (3,750 sq.ft)**.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£22,000 per annum exclusive**.

The tenant will be required to contribute to the common service charge which is approximately £3,660 per annum and insurance which is approximately £1,447 per annum.

RATES

We understand the property is assessed as follows:-

Rateable Value £10,500

We understand no business rates will be payable by sole traders and other qualifying occupiers, however interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

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
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