

# TO LET

## INDUSTRIAL/ WORKSHOP/WAREHOUSE PREMISES



### UNIT 11, CROSSLEY MILLS, HONLEY, NR. HUDDERSFIELD, HD9 6PL

- 118.25 sq.m. (1,273 sq.ft)
- Established industrial estate
- On-site parking
- Excellent access to the motorway network

Tel: 0113 244 9020 / [www.bht.uk.com](http://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.

## 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 tarmacked surface car park provides ample parking to the front and rear of the Estate.

The premises comprise a ground floor workshop/industrial unit known as Unit 11 benefiting from separate roller shutter access, personal door and a minimum working height of 8'3" (2.5m).

The unit is constructed in stone providing ground floor accommodation only with separate electricity, gas and water supply, all of which are metered. The premises benefit from wc facilities, an open plan layout, a small office and separate kitchen area.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Floor Area of **118.25 sq.m. (1,273 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 **£10,500 per annum exclusive (£875 pcm)**.

The tenant will be required to contribute to the common service charge which is approximately £1,394.40 per annum and insurance which is approximately £132.79 per annum.

## RATES

We understand the property is assessed as follows:-

Rateable Value £4,350

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

The property has been assessed at a D (100) and is valid until the 2<sup>nd</sup> of August 2033

A copy of the EPC is available upon 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:

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Subject to Contract  
Sep 25

### Microrepresentation 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 Brackenridge 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.