

**TO LET**  
**INDUSTRIAL/  
WORKSHOP/WAREHOUSE  
PREMISES**



**SORKIN BROWN**  
CHARTERED SURVEYORS



**UNIT 4, CROSSLEY MILLS, HONLEY,  
NR. HUDDERSFIELD, HD9 6PL**

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

**Tel: 0113 244 9020 / 0113 5340561**  
**[www.bht.uk.com](http://www.bht.uk.com) [www.sorkinbrown.co.uk](http://www.sorkinbrown.co.uk)**

## 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.

Unit 4 comprises a 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).

## ACCOMMODATION

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

## TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of **£18,000 per annum exclusive (£1,500 pcm)**.

The tenant will be required to contribute to the common service charge. Service charge information is available on request.

## RATES

We understand the property is assessed as follows:-

Rateable Value £8,700

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

Currently 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:

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Or via our joint agents at **Sorkin Brown**

### Samantha Ip

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Subject to Contract  
Dec 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.