

**TO LET**  
**WORKSHOP/WAREHOUSE PREMISES**  
**76 SQ.M. (819 SQ.FT.)**



**UNIT 12**  
**CROSSLEY MILLS**  
**HONLEY**  
**NR. HUDDERSFIELD**  
**HD9 6QB**

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

The premises comprise a small workshop unit known as Unit 12 complete with separate roller shutter access and personnel door.

The unit is constructed in brick/stone providing ground floor accommodation only complete with three phase electricity, gas and separate water supply all metered. The unit has a minimum working height of 3m. The premises benefit from their own wc facilities and an open plan layout.

## **ACCOMMODATION**

The following measurements have been made in accordance with the RICS Code of Measuring Practice and are provided on a Gross Internal Area basis:-

### **Unit 12**

Warehouse/workshop	76 sq.m.	819 sq.ft.
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## **TERMS**

The premises are available on a new full repairing and insuring lease in multiples of 3 years at a rent of **£5,100 per annum**. The tenant will be required to contribute to the common service charge and Unit 12 represents 2.23% of the total which is approximately £438 per annum.

## **RATING**

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

Unit 12	Rateable Value	£2,025
	Rates Payable	£871 (estimated).

## **VIEWING**

By appointment with the sole agents, Brackenridge Hanson Tate 0113 244 9020 (ref: Mike Smith – [mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com))

**March 2007**