

TO LET

**WORKSHOP/WAREHOUSE/OFFICE PREMISES
356 SQ.M. (3,827 SQ.FT.)**



**UNIT 3
CROSSLEY MILLS
HONLEY
NR. HUDDERSFIELD
HD9 6PL**

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

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 large workshop/warehouse/office known as Unit 3 complete with separate roller shutter access and personnel door.

The unit is constructed in part brick/stone providing ground floor accommodation with three phase electricity, gas and separate water supply, which are all metered. The unit has a minimum working height of 2.5m rising to 2.87m. The premises have the benefit of separate ladies and gents WC facilities including a disabled WC. The property is partially partitioned off into separate workshop/office areas but can be opened out to provide 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:-

Warehouse/workshop	332.7 sq.m.	3,576 sq.ft.
Separate office	<u>23.3 sq.m.</u>	<u>251 sq.ft.</u>
Total	356.0 sq.m.	3,827 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 **£15,300 per annum**. The tenant will be required to contribute to the common service charge and Unit 3 represents 9.14% of the total which is approximately £1,659 per annum.

RATING

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

Rateable Value	£9,000
Rates Payable 2010/11	£3,663 per annum (estimated)

VIEWING

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

SUBJECT TO CONTRACT
updated: April 2010