



TO LET

2,100 Sq Ft (195.09 Sq M)

Unit 9 Park Valley Court, Park Valley, Meltham Road, Huddersfield, West Yorkshire

- High quality industrial / hybrid unit
- 7m eaves height
- Excellent loading facilities
- Offices and meeting rooms





Location

Park Valley lies within a secure landscaped setting close to the busy commercial heart of Huddersfield. Situated at the gateway to the Holme Valley on the B6108 Meltham Road, Park Valley provides a remarkable location for business and commerce.

Huddersfield city centre is less than 2 miles north of Park Valley.

Description

The unit comprises of a high quality industrial / hybrid building located within the popular Park Valley development.

The unit has been built to a high standard and comprises of a reception area leading into an office, a further open plan office, meeting room, workshop area and warehouse. The building has the following specification;

- 7m eaves height
- 5m x 4m loading roller shutter door
- 3 phase electric with mains services available
- Solid concrete floor

There is approximately a 50% split of office and warehouse space. The offices benefit from the following specification;

- LED Lighting
- Suspended ceilings
- Carpeted floors
- Electric storage heaters

The unit extends to 2,100 sq ft (195 sq m).

Park Valley comprises of a total of 18 newly constructed light industrial and business space units in a landscaped setting with 24 hour security.



Business Rates

The property has a Rateable Value of £15,000, correct as of April 1st 2023. Interest parties are advised to contact Kirklees Council to determine rates payable.

Legal Costs

Each party are responsible for their own legal fees in connection with the transaction.

Terms

The premises are available to let on terms to be agreed.

EPC

An EPC is available on request.

Viewing & Further Information

Sarah-Jayne Lishman

sarah-jayne.lishman@dhpproperty.co.uk
0113 245 0550



Mike Haigh

mike.haigh@dhpproperty.co.uk
0113 245 0550

