



Folly Hall Mills, St. Thomas Road, Huddersfield, HD1 3LT

Available is the 2nd and 5th floor of a comprehensively refurbished mill building on the outskirts of Huddersfield town centre.

3,175 to 11,321 sq ft (294.97 to 1,051.76 sq m)

- Open plan office space
- Close to Huddersfield town centre
- High quality space
- 18 parking spaces
- Easy access to public transport
- Potential to split

Summary

Available Size	3,175 to 11,321 sq ft
Rent	Rent on application
Rateable Value	£40,750
Service Charge	£4.52 per sq ft
EPC Rating	C

Description

Folly Hall Mill has been comprehensively refurbished to a high standard to provide 5 floors of office space. The available space is on the 2nd and 5th floor of the building and in brief comprises the following;

- Open plan office space
- Raised access floor
- Gas central heating radiators
- LED lighting
- Male, female and disabled WC's
- Views across the River Colne
- 18 parking spaces
- 12 person passenger lift
- Prewired server switch cabinets to allow full network
- Air conditioning to staff room

The suite can be split into 2 to provide an office of 3,175 sq ft and office of 3,229 sq ft. Each office would benefit from lift access, kitchen facilities, WC facilities and entrances.

Location

The property is located on Chapel Hill, situated 0.5 miles South West of Huddersfield town centre. The property is within a 15 minute walk of both the railway and bus station which provides good connections with wider surrounding towns, villages and cities. Huddersfield has good access to the national motorway network, being 4 miles from J23 of the M62.

Folly Hall Mill fronts the A616 which is a busy thoroughfare from Huddersfield to the surrounding villages. The property itself is in a prominent corner position at the junction with St Thomas' Road.

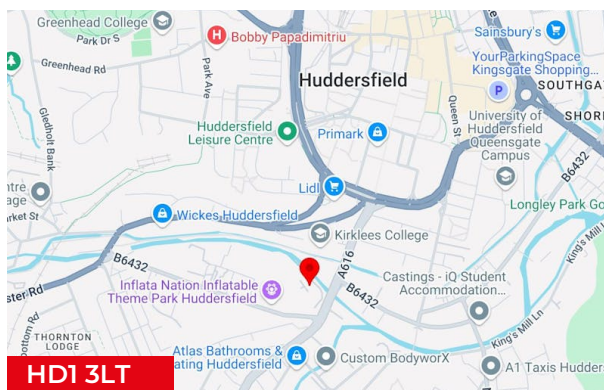
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Large Mill	6,619	614.93	Available
5th - Large Mill	4,702	436.83	Available
Total	11,321	1,051.76	

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Miles Phoenix

0113 245 0550 | 07442 428922
Miles.phoenix@dhpproperty.co.uk



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhpproperty.co.uk

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