



Unit 16 Park Valley Mills, Park Valley, Meltham Road, Huddersfield, HD4 7BH

High quality office space within the Park Valley estate.

507 sq ft (47.10 sq m)

- First floor office
- LED lighting
- High quality office space
- 2 x parking spaces
- GIA of 1,000 sq ft
- Disabled toilet and WC

Summary

Available Size	507 sq ft
Rent	Rent on application
Rateable Value	£19,750
EPC Rating	Upon enquiry

Description

Located on the first floor, this unit comprises of high quality office space with the following specification:

- LED lighting
- 2 x parking spaces
- perimeter trunking
- Carpeted floors
- UPVC windows
- Disabled toilet and WC
- Suspended ceiling

The office has a net internal area of 507 sq ft. However, the total gross area including a spacious entrance atrium, WC's and staircase to first floor extends to 1,000 sq ft.

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.

The property is situated within Park Valley and accessed to the rear of Unit 16, but with foot access to the front of the building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	507	47.10	Coming Soon
Total	507	47.10	

Business Rates

The property has a rateable value of £19,750.

Quoting terms

£13,500 per annum rent inclusive of rates, services, parking and insurance. Utility costs are separately metered and charged in addition.

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



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997

sarah-

jayne.lishman@dhpproperty.co.uk

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