



Unit 15 Park Valley Mills, Meltham Road, Huddersfield, HD4 7BH

Light industrial unit situated on a modern site

3,037 sq ft (282.15 sq m)

- 6.5m minimum eaves height
- Electric roller shutter access
- Toilet and Kitchenette facilities
- Office and Industrial space
- Large shared yard
- LED lighting

Summary

Available Size	3,037 sq ft
Rateable Value	£25,500
EPC Rating	B

Description

Unit 15 comprises of high quality light industrial space with the following specification:

- LED lighting
- Suspending ceilings
- Perimeter trunking
- Carpeted floors
- Reception area
- Kitchenette and WC facilities
- Electric roller shutter door
- Solid floor
- Steel frame construction

Location

Park Valley Mills 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 Mills.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
Ground	2,289	212.66	Available
1st	748	69.49	Available
Total	3,037	282.15	

Viewings

Viewings are via the sole agents DHP.

Terms

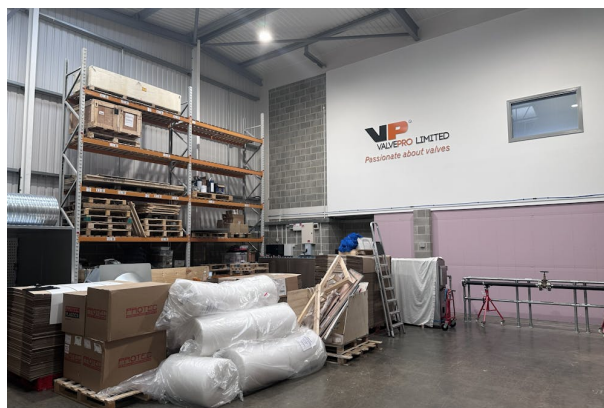
The property is available via a new lease, on terms to be agreed.

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.

Legal fees

Each party to bear their own costs in relation to the transaction.



Viewing & Further Information



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