

FOR SALE

Dogley Mills, Penistone Road,
Huddersfield, West Yorkshire, HD8 0LE

DOVE HAIGH PHILLIPS

Industrial and
Office facility
42,308 sq ft on 2.95 acres



Agency | Consultancy | Development | Investment | Valuation

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- Freehold with vacant possession
- Industrial and office complex
- Dock level loading
- Good sized yard and parking
- Quality mill accommodation
- Various asset management opportunities

Description

Dogley Mills comprises a series of interconnecting buildings including a single storey industrial unit with a production and loading area, a three storey office, a studio / office building and various outbuildings and stores.

The industrial building is constructed by way of a steel portal frame with stone and blockwork elevations beneath a pitched roof with the following specification;

- 3 dock level loading doors
- 4.5m eaves height to underside haunch
- Solid concrete floor
- Lighting and heating
- Mezzanine level providing storage and offices
- 277 KVA supply



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The three storey offices are accessed via a designated entrance leading to storage space on the ground floor, high quality offices with glass partitioned meeting rooms on the first floor and a further open plan office on the second floor with the following specification;

- Open plan accommodation
- Strong fibre internet access via a leased line
- Part air conditioned
- Suspended ceilings
- Gas central heating
- High quality WC and canteen facilities
- Service lift

A further building provides a 'Studio' which is currently used as a marketing suite with two storeys of characterful office and storage space.



Accommodation Schedule

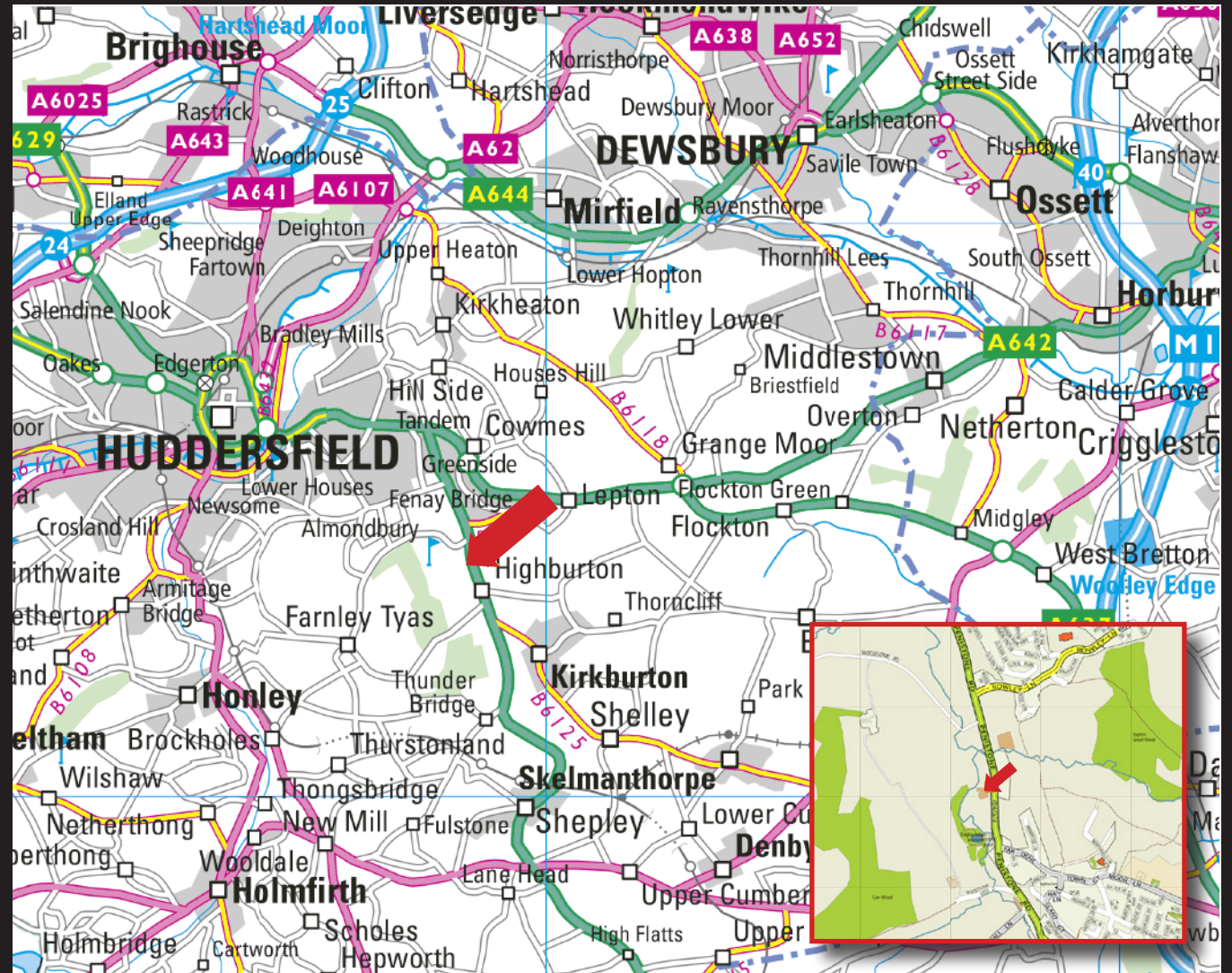
DESCRIPTION	SQ. M.	SQ. FT.
MAIN INDUSTRIAL BUILDING	1,613.07	17,363
PRODUCTION BUILDING AND LOADING BAY	562.42	6,054
THREE STOREY OFFICE BUILDING	1,493.88	16,080
THE STUDIO	261.14	2,811
TOTAL	3,930.51	42,308



Location

Dogley Mills occupies a prominent position on the A629 Penistone Road on the outskirts of the village of Kirkburton approximately 4 miles south east of Huddersfield town centre. The location provides convenient access to J38 & 39 of the M1 motorway to the east and J23 & 24 of the M62 motorway 7 miles west.

The property lies within an attractive semi-rural site extending to almost 3 acres. There are 60 parking spaces along with a good sized and secure service yard.



Services

The property benefits from all mains services including gas, electric and mains drainage.

EPC

The property has an EPC rating of D.

Rateable Value

The property has a rateable value of £39,000. Interested parties are advised to make their own enquiries regarding rates payable via Kirklees Council.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

Terms

Offers are invited for the freehold interest as a whole at a guide price of £1,600,000.

Viewing and further information

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