

## TO LET

### Unit 01

Meltham Mills Industrial Estate  
Knowle Lane  
Meltham  
Huddersfield  
HD9 4AR

- Single storey industrial unit
- 2,209.29 m<sup>2</sup> (23,781 ft<sup>2</sup>)
- Internal private offices
- Attractive lease packages available



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Knowle Lane, Meltham, Huddersfield, HD9  
4AR

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## Location

The unit forms part of the popular Meltham Mills industrial complex and is located on Knowle Lane, close to the B6108 Huddersfield Road, 0.75 mile from the centre of Meltham and approximately 4.5 miles South of Huddersfield. Access to the M62 motorway is via Junctions 23 and 24 within seven miles.

## Description

The unit comprises of a single storey part dual part single bay industrial unit extending to 23,781 ft<sup>2</sup> (2,209.29 m<sup>2</sup>) offering a well-lit workspace with drive in loading access from Knowle Lane.

The unit forms part of the Meltham mills industrial complex which benefits from onsite CCTV and automated security gates. The unit has an external yard area to the front with benefit of six car parking spaces and ample on road parking available on Knowle Lane.

The unit is sprinklered with internal offices, kitchen and WC facilities.

## Accommodation

The Total Approximate gross internal floor areas are:		
	Ft <sup>2</sup>	M <sup>2</sup>
Offices	1,154	107.25
Warehouse/workshop	23,781	2,209.29
<b>Total Approximate GIA</b>	<b>23,781</b>	<b>2,209.29</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## EPC

The energy performance certificate is available on request.

## Services

The property is connected to mains electricity, gas, water and drainage and has a three-phase electricity supply.

## Rateable Value

The property has been assessed for uniform business rates with a Rateable Value of: £25,500

## Terms

Available on a part repair and renew basis with expenditure recovered via service charge.

Minimum term of 3 years. Rental deposit required.

## Rent

### POA

## Legal Fees

The ingoing tenant will be expected to meet the landlord's reasonable legal costs in respect of the lease documentation.

## Viewing

For further information and viewing arrangements please contact the agent:

### Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk ref:



Oak House, New North Road, Huddersfield, HD1 3LG

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