

# TO LET

## UNIT 9 SPRINGFIELD MILLS

Dale Street, Longwood, Huddersfield HD3 4TG



## GROUND FLOOR WORKSHOP/WAREHOUSE UNIT

274.51m<sup>2</sup> (2,954ft<sup>2</sup>)

- External Loading doors
- Recognised industrial and commercial location
- Approximately 3 miles from Huddersfield town centre and equidistant from Junctions 23 & 24 of the M62 motorway network
- Suitable for a variety of industrial users

T. **01484 530361**

[www.bramleys.com](http://www.bramleys.com)

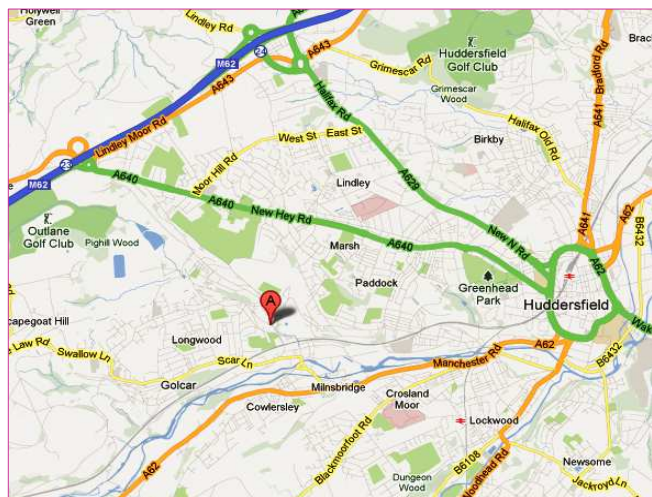
# UNIT 9 SPRINGFIELD MILLS, DALE ST, LONGWOOD, HUDDS

## GROUND FLOOR WORKSHOP/WAREHOUSE UNIT

The unit has been created out of this multi-storey mill complex which is situated in a popular industrial location approximately 3 miles from Huddersfield town centre.

The unit has the benefit of an external ground level loading door and extends to 274.51 m<sup>2</sup> (2,954ft<sup>2</sup>). The unit has access via a shared yard and has the benefit of use of a car parking area to the rear of the building accessed via a shared pedestrian access route. The unit would suit a variety of industrial/commercial uses for storage like manufacturing or alternatively leisure uses subject to requirements and planning consent.

The property is situated in a recognised industrial location close to other industrial properties along the Colne Valley within three miles of Huddersfield Town Centre and close proximity of Junction 23 and 24 of the M62 motorway network.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### ACCOMMODATION

■ UNIT 9 274.51m<sup>2</sup> (2,954ft<sup>2</sup>)

### RENT

Unit 9 £15,500 per annum

### RATEABLE VALUE

To be assessed

### UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

### LEASE TERMS

The unit is offered by way of new leases for terms to be negotiated on full repairing on insuring terms to incorporate 3 yearly rent reviews.

### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

### EPC ASSET RATING: TBA

## CONTACT

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 530361 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

[www.bramleys.com](http://www.bramleys.com)