

# TO LET

## UNIT 4 SPRINGFIELD MILLS

Royd Street, Longwood, Huddersfield HD3 4TG



## WAREHOUSE/WORKSHOP PREMISES

165.02m<sup>2</sup> (1,776ft<sup>2</sup>)

- Shared double loading doors
- Good yard space & car parking
- Recognised industrial and commercial location
- Approximately 3 miles from Huddersfield town centre

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

# UNIT 4 SPRINGFIELD MILLS, ROYD STREET, LONGWOOD

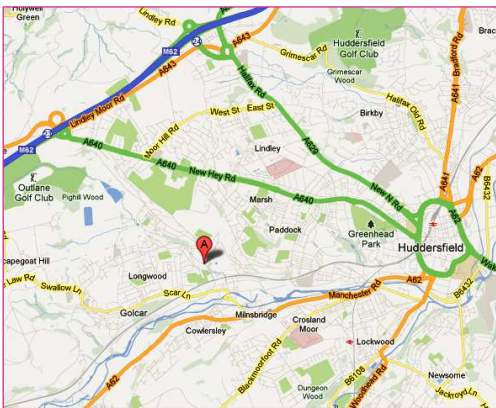
## WAREHOUSE/WORKSHOP PREMISES

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 benefits from having a dock level loading area and extends to 165.02m<sup>2</sup> (1,776ft<sup>2</sup>) with a mezzanine floor level of 29.89m<sup>2</sup> (322ft<sup>2</sup>).

Having a shared loading bay with the Landlord, the unit provides relatively inexpensive accommodation for warehousing or light industry benefitting from ancillary office accommodation.

The unit would suit a wide range of businesses for storage or, alternatively, light manufacturing subject to individual requirements. It is well positioned in a popular industrial location in close proximity to the town centre and both Junctions 23 & 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 in situ 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 4 Including partitioned office and toilet facilities	165.02m <sup>2</sup> (1,776ft <sup>2</sup> )
Mezzanine Floor	29.89m <sup>2</sup> (322ft <sup>2</sup> )

### RENT

£8,250 per annum

### RATEABLE VALUE

£5,300

### UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p/49.3p (2018/19). It is recommended that the ingoing 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 a new lease for a term to be negotiated on full repairing on insuring terms to incorporate 3 yearly rent reviews. The Landlord would retain responsibility for the upkeep and repair of the building, having the ability to recharge a proportion of the costs to the Tenant. The Tenant is to be responsible for all internal repairs and decorations to the property.

### LEGAL COSTS

The ingoing 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: F

## CONTACT

### BRAMLEYS

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