

TO LET

Unit O2

Meltham Mills Industrial Estate
Knowle Lane
Meltham
Huddersfield
HD9 4AR

- Single storey industrial unit
- 1,780.3 m² (19,163 ft²)
- Internal private offices/showroom
- Attractive lease packages available



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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

Single storey dual bay industrial unit extending to 19,163 ft² (1,780.3 m²) offering a well-lit workspace with drive in loading access from Knowle Lane and six car parking spaces. The unit forms part of the Meltham mills industrial complex which benefits from onsite CCTV and automated security gates.

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

Accommodation

The Total Approximate gross internal floor areas are:		
	Ft ²	M ²
Showroom	1,388	128.93
Office 1	112	10.43
Office 2	111	10.3
Office 3	210	19.55
Total Approximate GIA	19,163	1,780.3

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, water and drainage and has a three-phase electricity supply.

Rateable Value

The property has been assessed for uniform business rates with a 2017 draft Rateable Value of: £21,750

Terms

Available on a new full repairing and insuring lease for a 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: 36005



Oak House, New North Road, Huddersfield, HD1 5LG

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