

## Globe Mill

Bridge Street, Slaithwaite, Huddersfield, West Yorkshire, HD7 5JN



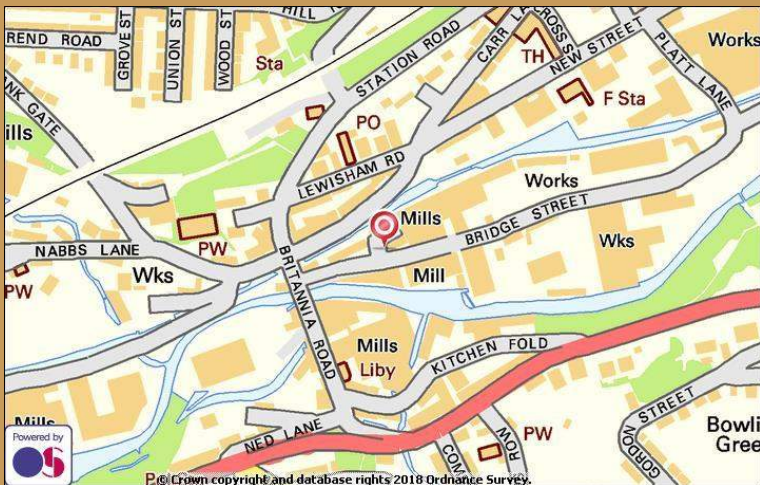
**Size: 1,500 ft<sup>2</sup> (139.35 m<sup>2</sup>)**

**Rent: £12.50 - £15.00 per ft<sup>2</sup>**

**Globe Mill will include an Innovation Centre whose shareholders include 3M and University of Huddersfield**

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- New retail, office and artisan food hall units
  - Canal basin setting with new pedestrian bridge
  - Available 2019
  - Rateable Value: To be assessed
  - EPC Rating: To be assessed
  - Sat Nav Postcode: HD7 5JN

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## Planning

Falling within Classes A1, B1 and D1 of the Town & Country Planning (Uses Classes) Order 1987.

The ground and first floors are available for a range of uses including health, retail, commercial offices and an Artisan food hall to be a platform for local arts & crafts and speciality food businesses.



## Location

Globe Mill is located in the heart of the commercial centre of Slaithwaite with dedicated car parking for the scheme accessible from Bridge Street. This aesthetic mill restoration includes a new pedestrian bridge, over the canal basin, linking to Carr Street which will enhance the distinctive character of the village and benefit local businesses.

Slaithwaite lies approximately 6 miles to the west of Huddersfield town centre, and is a vibrant village located in the heart of the Colne Valley.

## Description

Globe Mill was established in 1887 and is undergoing conversion and renovation to create a mixed use innovation centre whose shareholders include 3M and the University of Huddersfield, which will rent space to technology-focused businesses.

Units are available in "shell" specification from 1,500 ft<sup>2</sup>.

## Accommodation

Floor	Description	Approx ft <sup>2</sup>	(m <sup>2</sup> )
Ground	Health Centre	6,240	(579.70)
Ground	Retail	7,719	(717.10)
First	Retail/Professional	7,590	(705.11)
First	Artisan Hall	7,959	(739.39)
2nd/3rd/4th	Innovation Centre	50,544	(4,695.54)
Ground/1st	Management Centre	3,329	(309.26)
TOTAL		83,381	(7,746.09)

## Terms

Leasehold: £12.50 - £15.00 per ft<sup>2</sup>

Available on new tenants internal repairing and insuring lease for a term of years to be agreed, incorporating periodical rent reviews (where applicable), plus service charge.

## Rateable Value

To be assessed upon occupation.

## EPC Rating

To be confirmed on completion.

## VAT Status

All prices and rents are quoted exclusive of VAT, which is chargeable.

## Legal Costs

The tenant is to be responsible for both the landlord's and the tenant's legal costs incurred in the transaction.

## Viewings

Strictly by prior appointment with the joint agents:

Metcalfe Commercial: 01484 240220  
Walker Singleton: 01484 477600  
Knight Frank: 0113 246 1533

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