

TO LET / (May Sell)

TURNBRIDGE MILLS

Quay Street, Huddersfield HD1 6QT



MULTI STOREY INDUSTRIAL COMPLEX

Available Units to Let extend from

50.17m² to 1,587.61m² (540ft² to 17,089ft²)

- Mixture of multi-storey mill buildings with office and workshop accommodation available
- Buildings extend to 19,758.73m² (212,683ft²) on a site extending to 3.35 acres to the north and south sides of Quay Street
- Available letting units have good loading, gas heating and 3 phase electricity
- The property is positioned in an accessible location on the outskirts of Huddersfield town centre
- A sale of the entire site would be considered, subject to agreeing a satisfactory price.

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www.bramleys.com

TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD

MULTI STOREY INDUSTRIAL COMPLEX

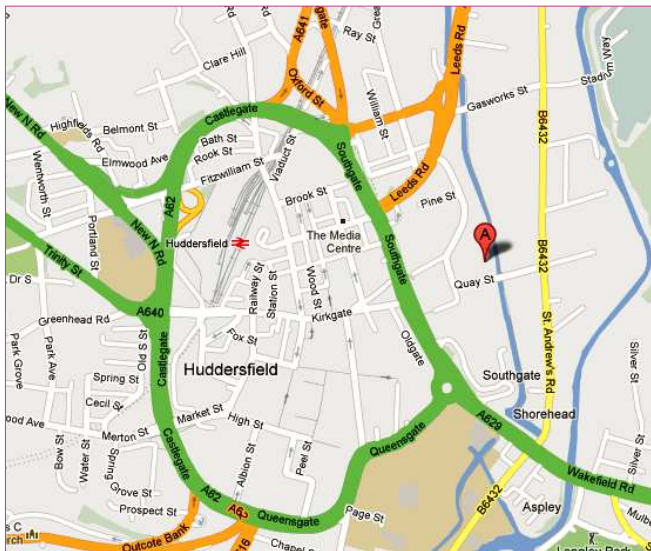
The property comprises a range of multi-storey former mill buildings which provide a mixture of workshop, office, leisure and storage accommodation for a wide range of occupiers.

Accommodation is currently available ranging from 50.17m² to 1,587.61m² (540ft² to 17,089ft²).

The premises benefit from having gas heating, loading, 3 phase electricity and lift access to the majority of the upper floors. On site car parking provision is available subject to confirming the requirements with the landlord.

The premises are available to lease on flexible terms with immediate occupation available in some cases.

The landlord would consider a sale of the entire site which extends to 3.35 acres, having a range of buildings extending in total to 19,758.73m² (212,683ft²). The property is partly let with some vacant units and details of current rental income are available upon application.



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

Total Buildings 19,758.73m² (212,683ft²)

Available Units

UNIT A

Workshop, Office & Separate Store 98.94m² (1,065ft²)

UNIT B

Workshop 63.92m² (688ft²)

UNIT C

Workshop 50.17m² (540ft²)

Warehouse

1,587.61m² (17,089ft²)

RENT AND PRICE

On application

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 48.4p/49.7p (2016/17). 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

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

The Owners would consider a sale of the property subject to reaching an acceptable agreement. The property will be sold partially let and provides the prospect of potential future development. Details of rental incomes and tenancy schedules can be obtained from the agents upon application.

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: Unit A – D. Units C & D – C.

CONTACT

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