

# TO LET

## Brooke's Mill

Armitage Bridge  
Huddersfield  
HD4 7NR

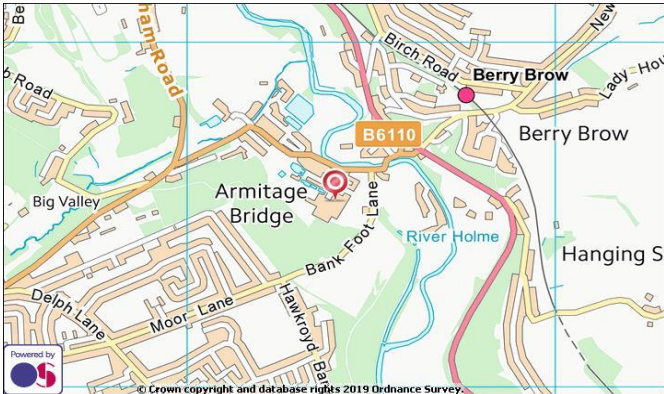
- NEWLY REFURBISHED OFFICES
- FLEXIBLE TERMS
- 100% SMALL BUSINESS RATE RELIEF, SUBJECT TO QUALIFICATION
- FREE CAR PARKING



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## Location

Brooke's Mill is located in the idyllic village of Armitage Bridge, situated 3 miles south of Huddersfield. The Berry Brow train station is half a mile away from the complex and has a rail link to and from Huddersfield train station.

## Description

The suites form part of the larger Brooke's Mill complex situated in the village of Armitage Bridge. The former woollen mill has been redeveloped into high quality, bespoke workspaces and offices. The complex offers services such as 24-hour access, free parking, on-site management and communal conference and meeting room facilities.

The office accommodation is located within the main Brooke's Mill and benefits from high quality modern offices, communal WC and kitchenette facilities. The office suites are finished to a high specification and are available in various sizes.

## Rental

£214 - £706 per calendar month Exclusive



## Accommodation

Available Suites		
The total approximate net internal floor areas are:		
	Sq Ft	M <sup>2</sup>
Suite A3	272	25.27
Suite G1/G2	518	48.12
Suite S6/S7/S8	767	71.25
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.		

## Rateable Value

Each suite has been assessed for Uniform Business Rates and their Rateable Value is available upon request. The suites may qualify for 100% rates relief provided this is the sole place of business for the occupier.

## EPC

Energy Performance Certificates are available upon request.

## Terms

The property is available To Let by way of an effective Full Repairing and Insuring Lease for a term to be agreed.

## VAT

The rentals quoted are exclusive of VAT.

## Legal Fees

Each party will be responsible for the reasonable legal costs of both parties incurred in this letting transaction.

## Viewing

For further information or to arrange a viewing, please contact the joint letting agents:-

## Phil Deakin

Direct Line: 01484 477619  
Email: phil@hanson-cs.co.uk

## Ross Thornton

Direct Line: 01484 477624  
Email: ross.thornton@walkersingleton.co.uk

Reference: 2442/39167

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