

TO LET

UNITS 8A & 8B SPRINGFIELD MILLS
Dale Street, Longwood, Huddersfield HD3 4TG



GROUND FLOOR WORKSHOPS

118.25m² (1,272ft²) & 146.14m² (1,573ft²)

- Loading door
- Recognised industrial and commercial location
- Approximately 3 miles from Huddersfield town centre and equidistant from Junctions 23 & 24 of the M62 motorway network
- Suitable for a variety of industrial users

T. **01484 530361**
www.bramleys.com

UNITS 8A & 8B SPRINGFIELD MILLS, DALE ST, LONGWOOD, HUDDS

GROUND FLOOR WORKSHOPS

The units have been created out of this multi-storey mill complex which is situated in a popular industrial location approximately 3 miles from Huddersfield town centre.

Unit 8 benefits from having an external loading door accessed via a shared yard with unit 8a having access via a shared loading bay and corridor. The units extend to 118.25m² (1,272ft²) and 146.14m² (1,573ft²) respectively.

The property is situated in a recognised industrial location close to other industrial properties along the Colne Valley within three miles of Huddersfield Town Centre and close proximity of Junction 23 and 24 of the M62 motorway network. Leave the other paragraph then under accommodation.

ACCOMMODATION

■ UNIT 8A	146.14m ² (1,573ft ²)
■ UNIT 8B	118.25m ² (1,272ft ²)

RENTS

Unit 8A	£8,500 per annum
Unit 8B	£7,000 per annum

RATEABLE VALUE

To be assessed

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). It is recommended that the incoming 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 unit is offered by way of new leases for terms to be negotiated on full repairing on insuring terms to incorporate 3 yearly rent reviews.

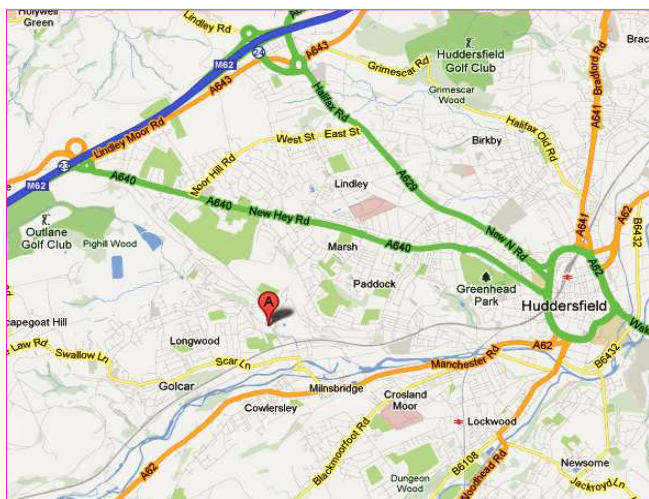
LEGAL COSTS

The incoming 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: TBA



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

CONTACT

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