

TO LET

**2nd FLOOR TURNBRIDGE MILLS, QUAY STREET
Huddersfield HD1 6QT**



UPPER FLOOR WITHIN MULTI STOREY MILL

645m² (6,942ft²)

- Goods lift for up to 2,032 kgs
- Conveniently situated on the edge of Huddersfield town centre
- Suitable for a variety of industrial and leisure uses, subject to planning consent.

T. 01484 530361
www.bramleys.com

2ND FLOOR, TURNBRIDGE MILLS, HUDDERSFIELD

UPPER FLOOR WITHIN MULTI STOREY MILL

The premises comprise the 2nd floor of this traditionally constructed stone built multi-storey and multi occupied mill property situated on the outskirts of Huddersfield town centre.

The building is well positioned in close proximity to both Leeds and Wakefield Roads, which are two of the main arterial roads serving Huddersfield town centre.

The premises extend to 645m² (6,942ft²) and provide accessible accommodation which is inexpensive and can be utilised for a variety of purposes, including storage, offices or leisure, subject to planning.

ACCOMMODATION

- GROUND FLOOR
Shared entrance lobby
Lift access to:-
- 2nd FLOOR
Open plan workspace/storage facility 645m² (6,942ft²)

OUTSIDE

Car parking spaces may be available by negotiation

RENT

£12,500 p/a

RATEABLE VALUE

To be assessed

UNIFORM BUSINESS RATE

49.3p/48p (2018/19)

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated. The lease will be on an internal repairing and insuring basis, the landlord being responsible for maintaining the common parts of the building and having the ability to recharge a proportionate amount of these costs to the tenant.

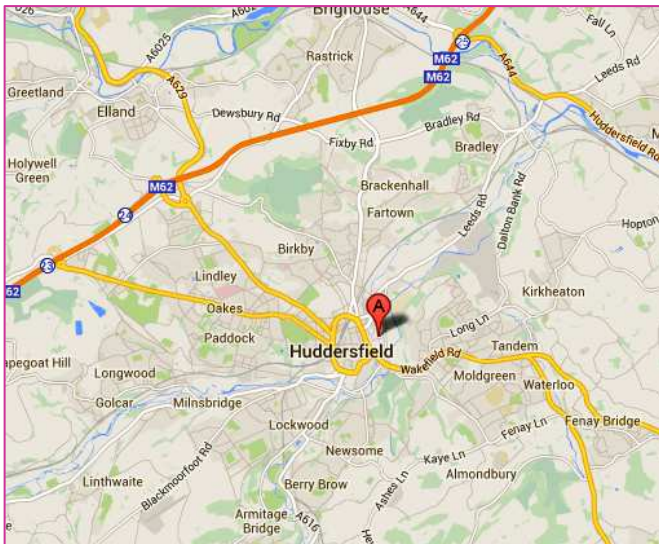
LEGAL COSTS

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: C



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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