

TO BE REFURBISHED



AJR LTD.
ENGINEERING
Professional Repairs
Rebuild and Design
Serving All Trades
01484 852064

K3



UNIT K3
MELTHAM MILLS INDUSTRIAL
ESTATE
HOLMFIRTH, HD9 4DS

-  On-site parking
-  Monitored by CCTV
-  On-site café
-  Drive-in roller shutter

£12,500 PER ANNUM | 2,080 FT² | 193 M² | EPC RATING D



PROPERTY DETAILS

This impressive industrial unit offers a total area of 2,080 sq. ft. Inside, the space includes a workshop, mezzanine, WC, and office, creating a practical and versatile workspace suitable for a variety of businesses. The unit is equipped with full sprinkler protection, a full-height roller shutter door for easy access, and a separate pedestrian entrance that leads to a small reception area.

To ensure convenience and ease of access, allocated parking is included with the unit. Additionally, the estate benefits from monitored CCTV and automated gates, offering you and your staff peace of mind.

This unit will undergo refurbishment including LED lighting and decoration.

LOCATION

Meltham Mills Industrial Estate is a vast and well-maintained complex close to the B6108 Huddersfield Road, 0.75 mile from the centre of Meltham and approximately 4.5 miles South of Huddersfield. Access to the M62 motorway is via Junctions 23 and 24 within seven miles and is an ideal choice for businesses seeking a highly-regarded and accessible location.



*Similar unit after refurbishment



TERM

Available on a new Internal Repairing and Insuring Lease for a term of 3 years. All payments are due monthly by Direct Debit.

RATEABLE VALUE

This property has a rateable value of £6,100. [You can check this here.](#)

VAT

VAT will be charged as applicable.

UTILITIES

The property is equipped with sprinkler protection, 3-phase electric and water. Utilities are supplied and billed through the landlord.

INSURANCE & SERVICE CHARGE

The tenant will be responsible for contributions towards the estate service charge and property insurance.

For more information please contact:
enquiries@towndoor.co.uk




01484 850015
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All viewings are by appointment only with a representative of Towndoor

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MELTHAM MILLS INDUSTRIAL ESTATE

-  EV CHARGE POINT
 -  BIKE RACK
 -  EQUESTRIAN PEN
- VARIOUS LOCATIONS ON SITE

- GATE 1**
 Q1
- GATE 2**
P BLOCK
- GATE 4**
D1 - D13
J1 - J2
K1 - K5
L3 - L4
N3 - N4
N10 - N11
O3
PUMP HOUSE
- GATE 5**
G1 - G3
N9
- GATE 6**
N1
N5 - N8
- GATE 7**
 ESTATE OFFICE
ESB BASEMENT
E1 - E2 & E8
N2
- GATE 8**
C UPPER & LOWER
E7
- GATE 9**
E3 - E6
LINK