

**Meltham Mills**  
**Meltham Mills Road**  
**Meltham**  
**Holmfirth HD9**

Rent:  
**£105,000**  
per annum



## SINGLE STOREY INDUSTRIAL UNIT

**2,437.85m<sup>2</sup> (26,241ft<sup>2</sup>)**

- Good sized drive-in loading door
- Minimum headroom 6.85m
- Suitable for warehousing or manufacturing
- Established industrial location

## DESCRIPTION

The property provides a unit within the Meltham Mills Complex which was formerly occupied by David Brown's Tractors.

The unit is single storey, has a single drive-in loading door, and provides open span floor area extending to 26,241ft<sup>2</sup>.

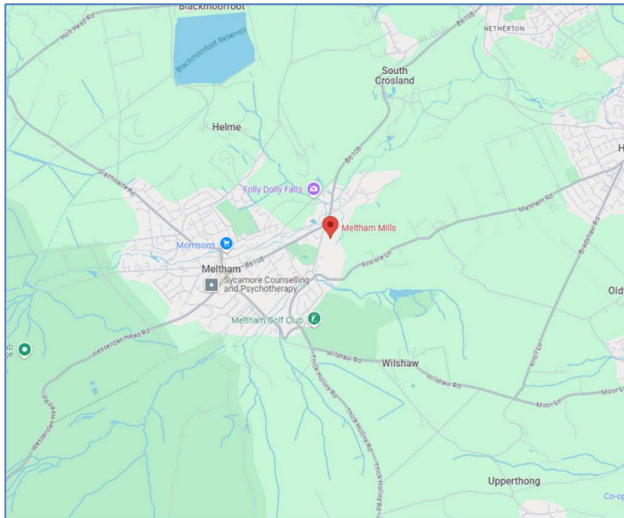
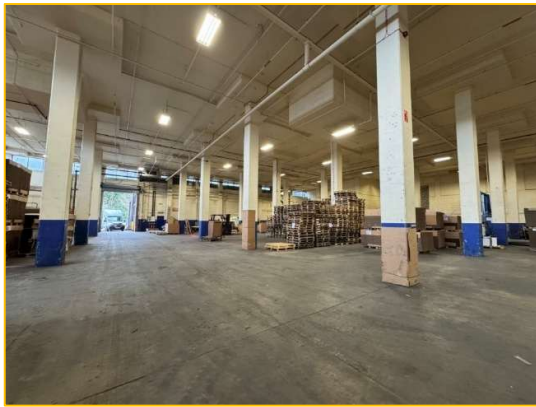
This is an established industrial location and the property benefits from a gas and electricity supply, in addition to having a minimum internal headroom of 6.85m.

The property would be suitable for a wide range of manufacturing and warehouse uses, subject to the tenants requirements.

## LOCATION

The unit forms part of the Meltham Mills Industrial Estate which is a well-maintained complex accessed off the B6108 Huddersfield Road approximately 0.75 miles from Meltham village centre and 4.5 miles to the south of Huddersfield.

The site is accordingly within easy reach of Junctions 23 and 24 of the M62 motorway network.



## ACCOMMODATION

GROUND FLOOR 2,437.85m<sup>2</sup> (26,241ft<sup>2</sup>)

## OUTSIDE

The unit benefits from

## RENT

£105,000 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

Business rates will be charged as a proportion of the overall liability for Evolution Mill at a rate of 18.38% based on square footage. The current liability for 2024/25 is therefore £30,357.33 per annum.

## REFERENCES

Prospective Tenants are required to be referenced. 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.

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys.com](mailto:Jonathan.wilson@bramleys.com)

## LEASE TERMS

The property is offered by way of a new lease on a term to be negotiated on internal repairing and insuring terms with the Landlord maintaining the exterior and communal parts of the property but having the ability to recharge a proportion of the costs by way of a service charge.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT will be charged on all invoices raised by the landlord.

## UTILITIES

The property has 3 phase electricity which is metered and a water supply included. There is no gas supply to the unit at present but this can be made available to the ingoing tenant subject to them covering the cost of its connection to the main gas supply on site.

## EPC ASSET RATING

C Rating

# bramleys.com/commercial

## 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

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