



**Freehold industrial / manufacturing unit with
generous secure yard**
23,587 Sq Ft on 1.6 acre site

Walkley Mills
Spen Valley Street
Heckmondwike
WF16 0PS

Location

Walkley Mills is situated on the outskirts of Heckmondwike town centre with access from Spen Vale Street, close to the junction with Station Lane. Heckmondwike is a town within Calderdale situated between Dewsbury and Cleckheaton.

The main A62 Leeds to Huddersfield Road is located less than a mile from Spen Vale Street providing convenient access to the neighboring towns. Junction 25, 26 and 27 of the M62 Motorway are located approximately 6 miles west of Heckmondwike and junction 40 of the M1 is approximately 6 miles to the east.

Description

- Freehold with vacant possession
- 3 phase power supply
- Solid concrete floor
- Well presented 2 storey offices
- Large secure site (1.6 acres)
- B2 use
- Level concrete yard area
- Multiple ground level access roller shutter doors
- Various additional outbuildings and sheds
- Eaves height ranging from 5—6m.



Accommodation:

Floor	Sq M	Sq Ft
Main warehouse	1,657	17,838
Two storey offices	196	2,110
Adjoining sheds	338	3,639
Total	2,191	23,587

Site:

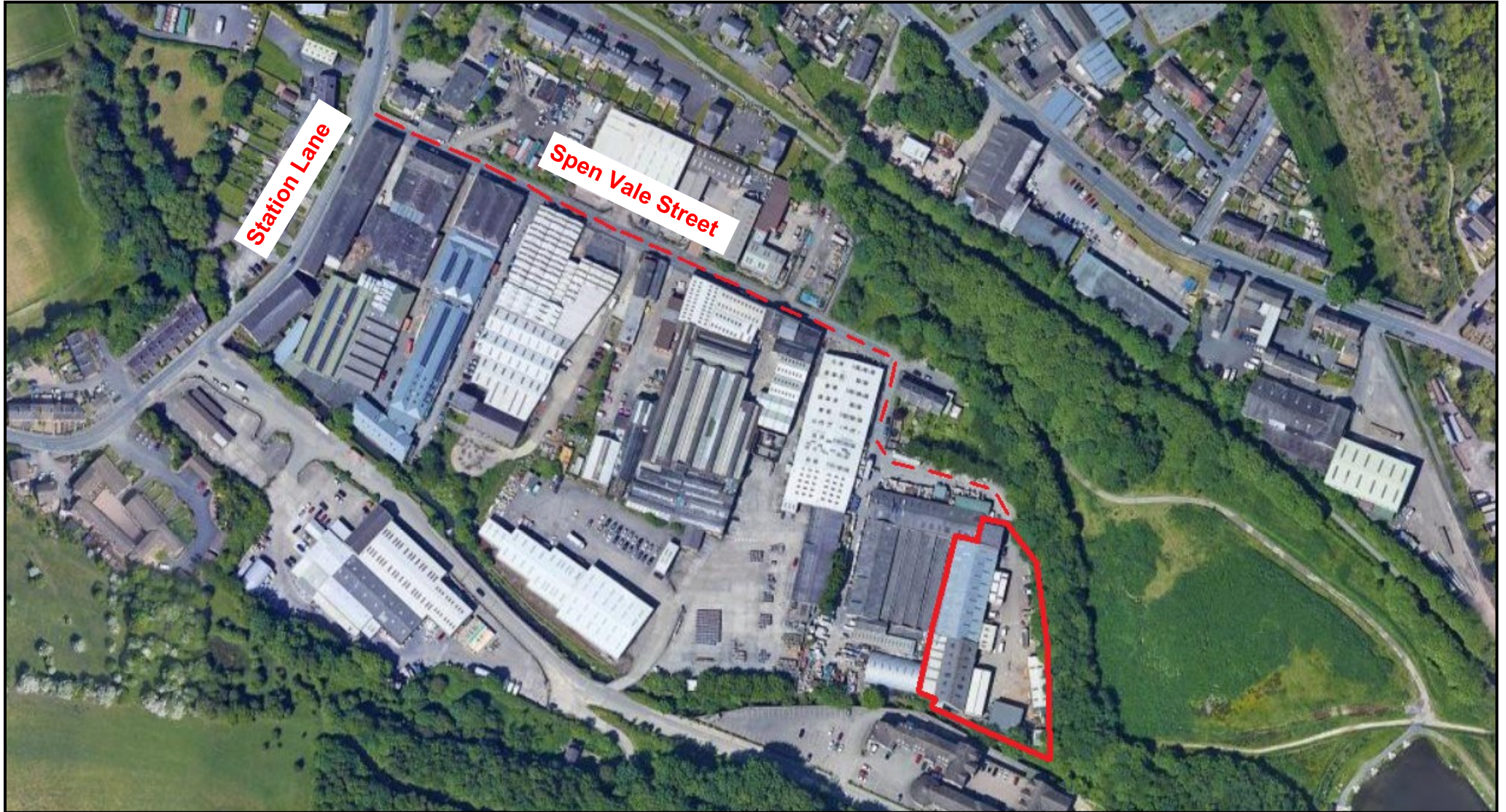
The site extends to approximately 1.6 acres with a site coverage of approximately 30%. The yard area is fully secure and bound by a steel palisade fence.

Tenure:

Freehold—Title number: WYK331498









DOVE HAIGH PHILLIPS

Price

Price on application.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

Business Rates

We advise interested parties to contact the local rating authority at Kirklees Council on 01484 414941.

EPC

A copy is available on request.

Contact & further information

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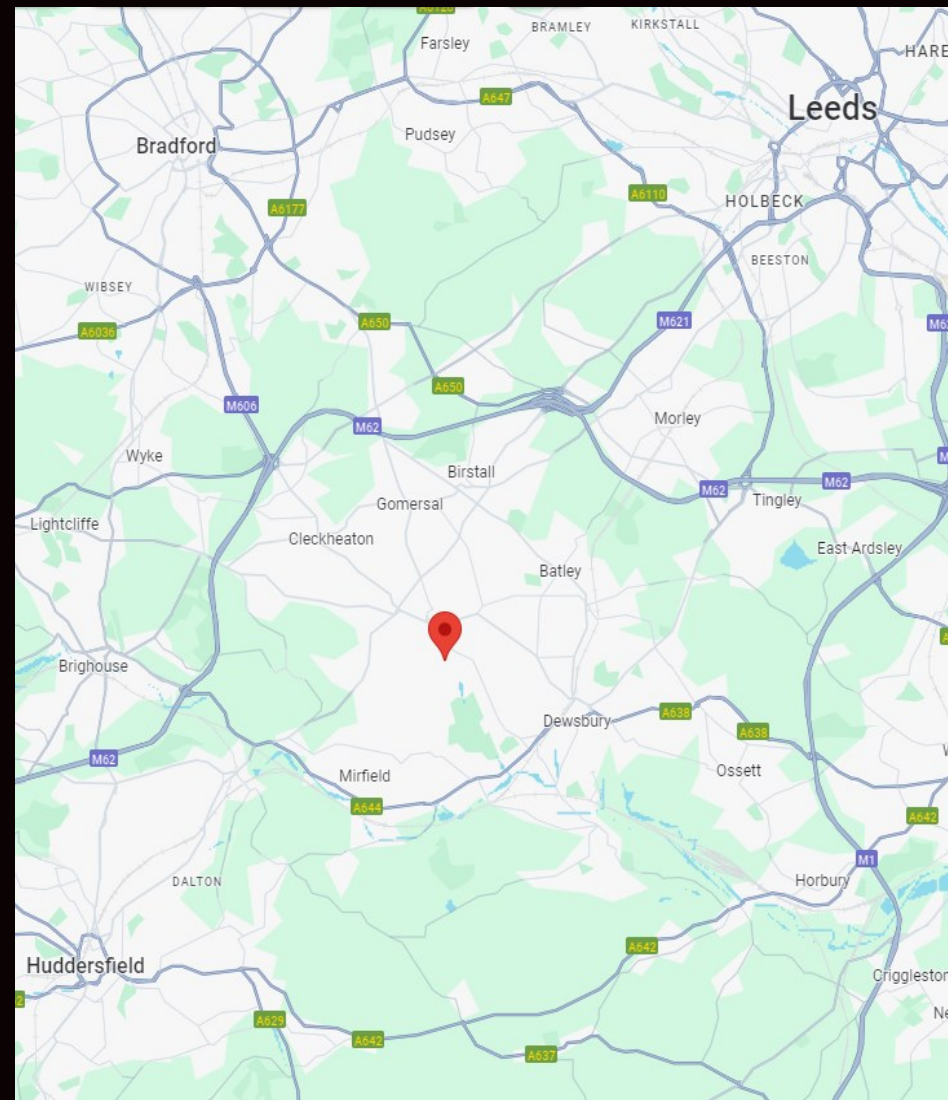
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