



## **The Mending Rooms, Park Valley Mills, Huddersfield, HD4 7BH**

**Characterful first floor office space within Park Valley Mills**

**850 sq ft (78.97 sq m)**

- BREEAM - Very Good
- Full disabled access
- Exposed features
- Secure Site
- Allocated parking
- Exceptional refurbishment

### Summary

Available Size	850 sq ft
Rent	£18.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Description

The Mending Rooms provides Grade A office specification within the heart of Park Valley Mills.

Suite 1.1 benefits from the following specification:

- 1st floor space
- LED lighting
- Perimeter trunking
- Internal kitchenette
- Large glazed windows providing natural light
- Cat 6 Cabling
- Carpeted floors

### Location

Park Valley lies within a secure landscaped setting close to the busy commercial heart of Huddersfield. Situated at the gateway to the Holme Valley on the B6108 Meltham Road, Park Valley provides a remarkable location for business and commerce. Huddersfield city centre is less than 2 miles north of Park Valley.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1.1	850	78.97	Available
<b>Total</b>	<b>850</b>	<b>78.97</b>	

### Viewings

Viewings are available via the sole agents DHP.

### Terms

The property is available on an effective FRI lease, on terms to be agreed.

### Legal Fees

Each party to bear their own costs in relation to the transaction.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



### Viewing & Further Information



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