

**TO LET**

FABRIC HOUSE, HOLLY PARK MILLS, CALVERLEY, LS28 5QS

# HOLLY PARK MILLS



Fitted kitchen and meeting room facilities

Beautiful historic Mill building

Self-contained 'own front door' opportunities

Generous on-site parking with EV charging available

15-20 minute drive to Leeds or Bradford city centres

**COUNTRYSIDE MILL OFFICE WORKSPACE | 2,396 - 5,172 SQ FT (222.5 - 480.5 SQ M)**

# FABRIC HOUSE IS AN ATTRACTIVE, HISTORIC MILL BUILDING WITH CHARACTERFUL WORKSPACE.

The building provides a total of 5,172 sq ft of space and can be leased either on a floor-by-floor basis or as a single occupancy. The ground floor is currently configured with two meeting rooms, while the second floor offers an open plan workspace that can be adapted to suit an occupier's requirements. Both floors include a generously sized kitchen.



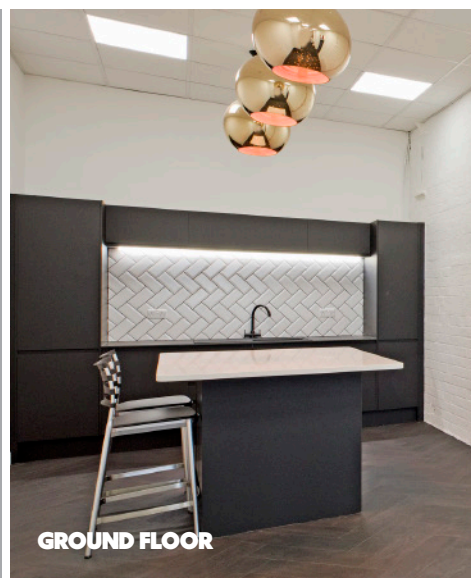
GROUND FLOOR



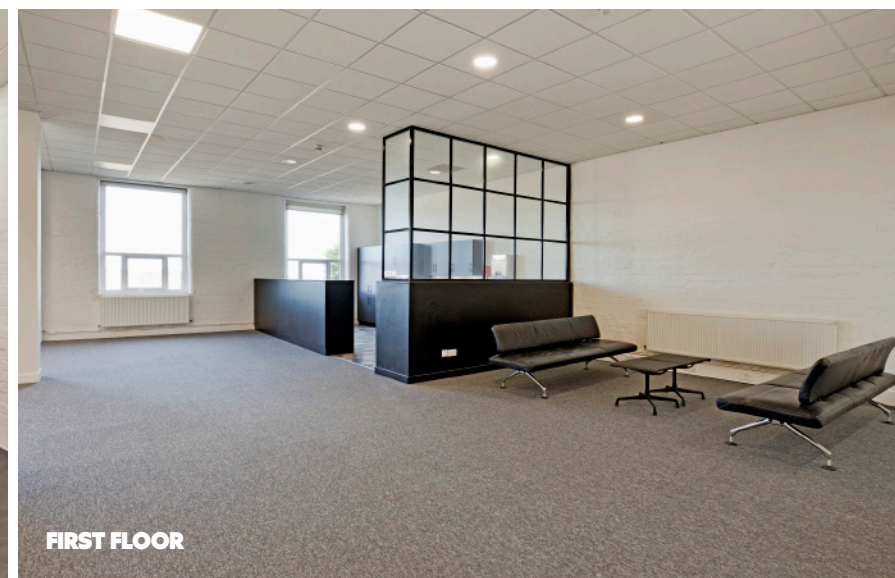
FIRST FLOOR

## SPECIFICATION

- > Self contained 'own front door'
- > Existing meeting rooms & boardroom
- > LED lighting
- > Newly fitted kitchen
- > Exposed brickwork and beams
- > Excellent floor to ceiling height
- > Carpeted throughout
- > Generous car parking with EV charging available

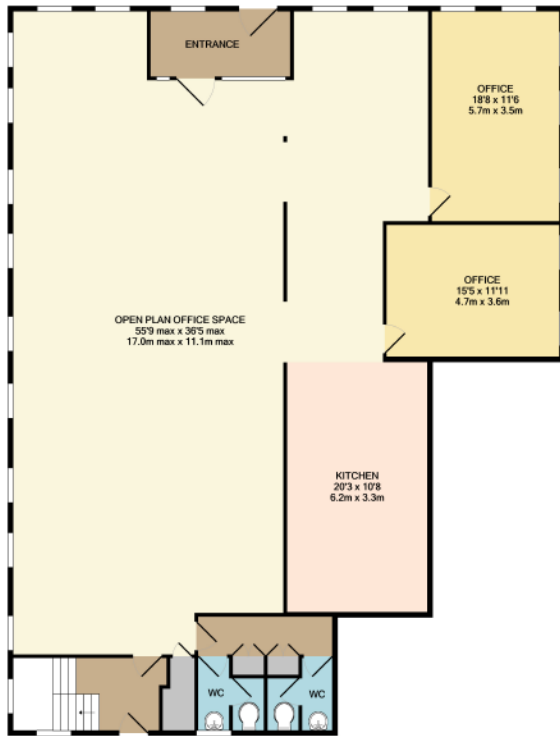


GROUND FLOOR

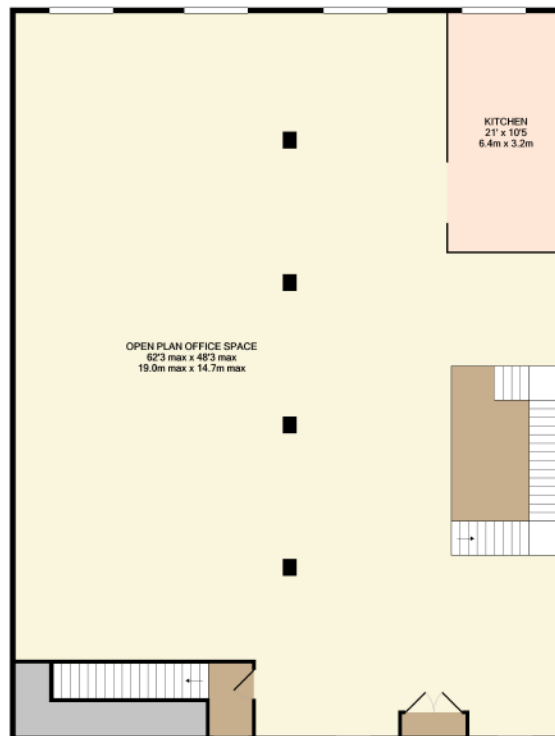


FIRST FLOOR

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



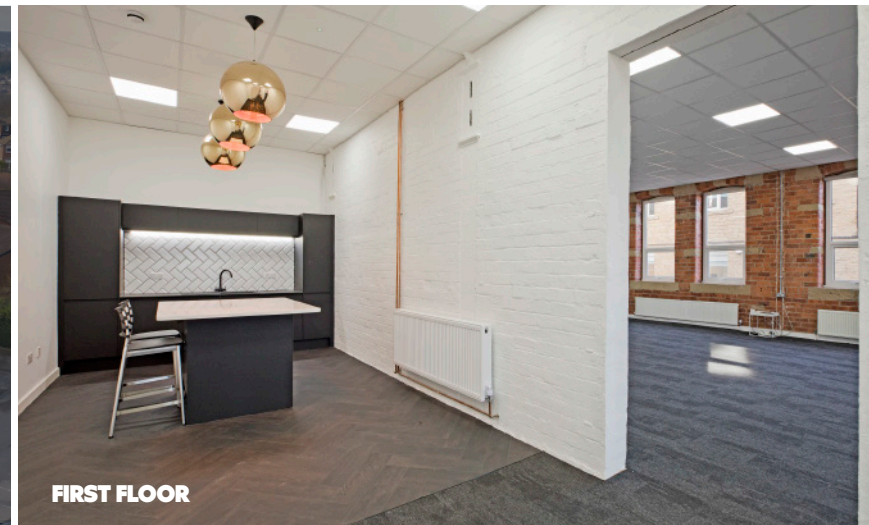
## ACCOMMODATION

The available accommodation has been measured to have the approx net internal floor areas shown below:

FLOOR / SUITE	SQ FT	SQ M
Ground	2,396	222.6
First	3,028	281.3
Total	5,172	480.5



**SELF CONTAINED OWN FRONT DOOR WITH  
GENEROUS CAR PARKING**



**FIRST FLOOR**



**GROUND FLOOR**



**GROUND FLOOR**

## TERMS

The office accommodation is available by way of new effective Full Repairing and Insuring leases for terms to be agreed.

## RENT

£15psf

## RATES PAYABLE

Available upon request.

## ESTATE CHARGE

Available upon request.

## EPC

Full copies of the certificates are available upon request.

## VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

## VIEWING & FURTHER INFORMATION

Please contact the letting agents:

**Bethan Linehan**  
Bethan.Linehan@fjltd.co.uk

**Harry Finney**  
Harry.Finney@fjltd.co.uk



**GROUND FLOOR**

### Misrepresentations Act:

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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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