



Unit BL3 Bent Ley Industrial Estate, Meltham, Holmfirth, HD9 4EP

Modern industrial unit on an established site

18,609 sq ft (1,728.83 sq m)

- Fully secure site
- Designated parking
- LED lighting throughout
- High quality offices
- Large shared yard
- EPC A

Summary

Available Size	18,609 sq ft
Rateable Value	£101,000
EPC Rating	A

Description

The property comprises of a modern detached light industrial unit situated on a fully let site. Unit BL3 benefits from the following specification:

- LED lighting
- Electric roller shutter access
- Solid floor
- Steel portal frame construction
- Quality first floor office space

Location

Bent Ley Industrial Estate is located on Bent Ley Road in Meltham, a town in the Holme Valley area of West Yorkshire. The site sits just off the B6108 (Huddersfield Road), approximately three-quarters of a mile from Meltham town centre and five miles southwest of Huddersfield.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	18,609	1,728.83
Total	18,609	1,728.83

Viewings

Viewings are available via the sole agents DHP.

Terms

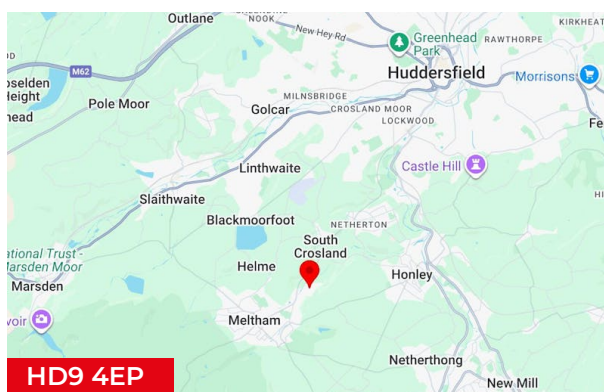
The property is available on new terms to be agreed.

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.

Legal fees

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



Viewing & Further Information



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