



## Unit 14 Park Valley Mills, Meltham Road, Huddersfield, HD4 7BH

Modern light industrial unit on a secure industrial estate

**2,045 sq ft (189.99 sq m)**

- Toilet and Kitchenette facilities
- 6.5m minimum eaves height
- Site security
- Electric roller shutter access
- Large yard areas
- Mezzanine can be removed if not required

### Summary

Available Size	2,045 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£1.30 per sq ft
EPC Rating	Upon enquiry

### Description

Unit 14 comprises of high quality industrial space with the following specification:

- LED lighting
- 3 x parking spaces
- Kitchenette and WC facilities
- Electric roller shutter door
- Solid floor
- Steel frame construction

The Unit has a gross internal area of 2,045 sq ft. However, the current tenant has installed a 1,603 sq ft mezzanine (which can be removed at landlords cost).

### Location

Park Valley Mills 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 Mills.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	1,607	149.30	Available
Ground - Office	438	40.69	Available
<b>Total</b>	<b>2,045</b>	<b>189.99</b>	

### Viewings

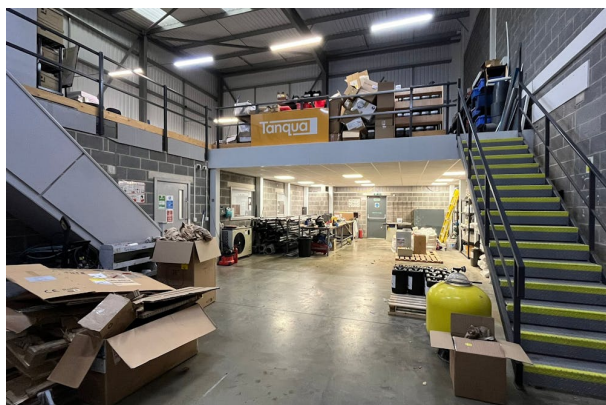
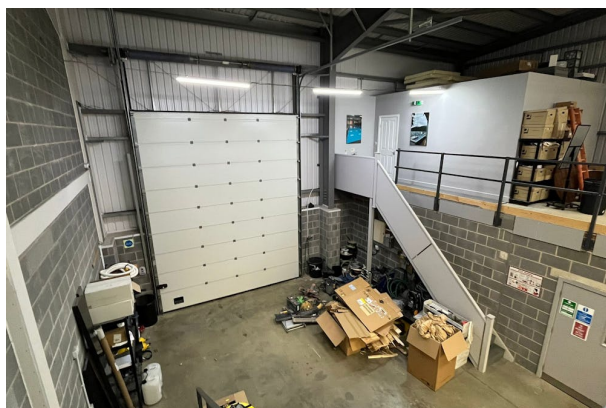
Viewings are via the sole agents DHP.

### Terms

The property is available via a new lease, on 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.



### Viewing & Further Information



#### Miles Phoenix

0113 245 0550 | 07442 428922  
 Miles.phoenix@dhpproperty.co.uk



#### Simon Dove

0113 457 5550 | 07527 388054  
 simon.dove@dhpproperty.co.uk

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