



## **Park Valley House, Park Valley Mills, Huddersfield, HD4 7BH**

**Quality office accommodation within historic mill premises**

**330 to 1,070 sq ft (30.66 to 99.41 sq m)**

- First floor
- Modern & historic features
- Internal kitchenette
- Onsite parking provisions
- High quality refurbishment
- LED lighting

### Summary

Available Size	330 to 1,070 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Description

Park Valley House has undergone a high quality refurbishment, with Suites 3 and 4.1 provide the following specification:

- Character features
- LED lighting
- Internal kitchenette
- Glazed windows
- Perimeter trunking
- Carpeted Floors
- Shared WC facilities

### 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 - 3	740	68.75	Available
Suite - 4.1	330	30.66	Available
<b>Total</b>	<b>1,070</b>	<b>99.41</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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