

upon the instructions of James Walker Properties Limited

# TO LET

**Affordable industrial and office accommodation  
within a well managed complex with  
good links throughout Kirklees**

**HOLME BANK MILLS  
STATION ROAD  
MIRFIELD WF14 8NA**



**1,033 - 54,043 ft<sup>2</sup> (96 – 5,020 m<sup>2</sup>)**

- **Pleasant setting close to Mirfield railway station and local amenities**
- **Ample on site car parking and HGV circulation areas**
- **Within 2 miles of junction 25 M62**

## Location

Holme Bank Mills is located on the outskirts of Mirfield commercial centre, accessible from Station Road and is within walking distance of local amenities and the railway station.

Junction 25 of the M62 is approximately 2 miles distant, whilst Dewsbury and Huddersfield town centres are 3 and 5 miles distant respectively.

## Description

Holme Bank Mills is a 26 acre riverside business park. The former textile mill offers 54 self contained workshops/warehouses/industrial units with a combination of straight in and dock loading facilities, in a variety refurbished buildings with concrete and timber floors.

Each unit is self contained with all mains services, with gas fired heating available on request.

Ample on site car parking, HGV circulation areas, with 24 hour CCTV and monitored security.

## Rates

Each unit will require reassessment for rating purposes upon occupation. The current Uniform Business Rate for 2009/ 2010 is 48.5p in the £ ignoring small business allowances and transitional relief.

## VAT

The rent quoted is exclusive of any VAT. We understand VAT will be chargeable.

## Planning

Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987.



## Accommodation

Unit 8	144 m <sup>2</sup>	1,547 ft <sup>2</sup>
Unit 9	109 m <sup>2</sup>	1,173 ft <sup>2</sup>
Unit 12	215 m <sup>2</sup>	2,314 ft <sup>2</sup>
Unit 13	318 m <sup>2</sup>	3,423 ft <sup>2</sup>
Unit 29	270 m <sup>2</sup>	2,906 ft <sup>2</sup>
Unit 31	582 m <sup>2</sup>	6,265 ft <sup>2</sup>
Unit 33	1,013 m <sup>2</sup>	10,903 ft <sup>2</sup>
Unit 35 - 37	299 m <sup>2</sup>	3,216 ft <sup>2</sup>
Unit 39	585 m <sup>2</sup>	6,297 ft <sup>2</sup>
Unit 40	96 m <sup>2</sup>	1,033 ft <sup>2</sup>
Unit 46	246 m <sup>2</sup>	2,648 ft <sup>2</sup>
Unit 51b	111 m <sup>2</sup>	1,198 ft <sup>2</sup>
Unit 51d	342 m <sup>2</sup>	3,679 ft <sup>2</sup>

*Measurements taken in metric and converted to their nearest imperial equivalent.*

## Terms

Available on a new full repairing and insuring lease, for a term of years to be agreed, incorporating 3 yearly rent reviews, plus service charge.

Rent: from £1.25 to £2.75 per ft<sup>2</sup>

## Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

## Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors 01484 432043

Mark Hanson

[mark@hanson-cs.co.uk](mailto:mark@hanson-cs.co.uk)

Jason Metcalfe

[jason@hanson-cs.co.uk](mailto:jason@hanson-cs.co.uk)

Reference 1948

**Subject to Contract**

MISREPRESENTATION ACT 1967  
CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



**HANSON**  
CHARTERED SURVEYORS