

upon the instructions of James Walker Properties Limited

TO LET

Good quality industrial unit within a well managed complex with good links throughout Kirklees and to junction 25 M62

**UNIT 33 HOLME BANK MILLS
STATION ROAD
MIRFIELD WF14 8NA**



10,903 ft² (1,013 m²)

- **Pleasant setting close to Mirfield railway station and local amenities**
- **Ample on site car parking and 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.

Unit 33 is a self contained single storey unit of portal frame construction beneath a pitched roof. Benefitting from a concrete floor, roller shutter loading door with ramped straight in and dock level loading.

All mains services including three phase electricity with gas fired heating available on request.

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

Rates

The premises will require reassessment upon occupation.

The current Uniform Business Rate for 2009/ 2010 is 48.5p in the £ ignoring small business allowances and transitional relief.



Accommodation

Unit 33 1,013 m² 10,903 ft²

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

Planning

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

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: £2.75 per ft

VAT

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

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

Jason Metcalfe

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.



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CHARTERED SURVEYORS