



UNIT G2

MELTHAM MILLS INDUSTRIAL
ESTATE
HOLMFIRTH, HD9 4DS

-  Car Park
-  Monitored by CCTV
-  Prominent Location
-  First Floor Offices

£10,000 PA | **1,108 FT²** | **102 M²** | **EPC RATING C**



PROPERTY DETAILS

A well presented first floor office suite extending to approximately 1,108 sq ft, occupying a prominent position on the popular Meltham Mills Industrial Estate.

The accommodation comprises three separate office rooms providing flexible workspace suitable for a range of office, administrative and professional uses, together with kitchen facilities and dedicated WC accommodation. The suite benefits from good natural light throughout and offers practical, self contained accommodation within an established commercial setting.

Externally, the property benefits from off road parking within a secure estate environment, accessed via automated security gates and monitored CCTV coverage. The estate itself is well regarded locally and provides convenient access to surrounding towns and transport links.

The property is understood to fall below the business rates threshold, subject to occupier status and eligibility for any applicable reliefs.

LOCATION

Meltham Mills Industrial Estate is a vast and well-maintained complex close to the B6108 Huddersfield Road, 0.75 mile from the centre of Meltham and approximately 4.5 miles South of Huddersfield. Access to the M62 motorway is via Junctions 23 and 24 within seven miles and is an ideal choice for businesses seeking a highly-regarded and accessible location.



TERM

Available on a new Internal Repairing and Insuring Lease for a term of 3 years. All payments are due monthly by Direct Debit.

RATEABLE VALUE

This property has a rateable value of £8,500. [You can check this here.](#)

VAT

VAT will be charged as applicable.

UTILITIES

The property is equipped with electric, gas and water. Utilities (Except gas) are supplied and billed through the landlord.

SERVICE CHARGE

The tenant will be responsible for contributions towards the estate service charge and property insurance.

All viewings are by appointment only with a representative of Towndoor

For more information please contact:
enquiries@towndoor.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

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MELTHAM MILLS

INDUSTRIAL ESTATE

-  EV CHARGE POINT
-  BIKE RACK
-  EQUESTRIAN PEN
-  ROYAL MAIL LOCKER

VARIOUS LOCATIONS ON SITE

GATE 1

Q1

GATE 2

P BLOCK

GATE 4

D1 - D13
J1 - J2
K1 - K5
L3 - L4
N3 - N4
N10 - N11
O3
PUMP HOUSE


GATE 5

G1 - G3
N9

GATE 6

N1
N5 - N8

GATE 7

 ESTATE OFFICE
ESB BASEMENT
E1 - E2 & E8
N2

GATE 8

C UPPER & LOWER
E7

GATE 9

E3 - E6
LINK