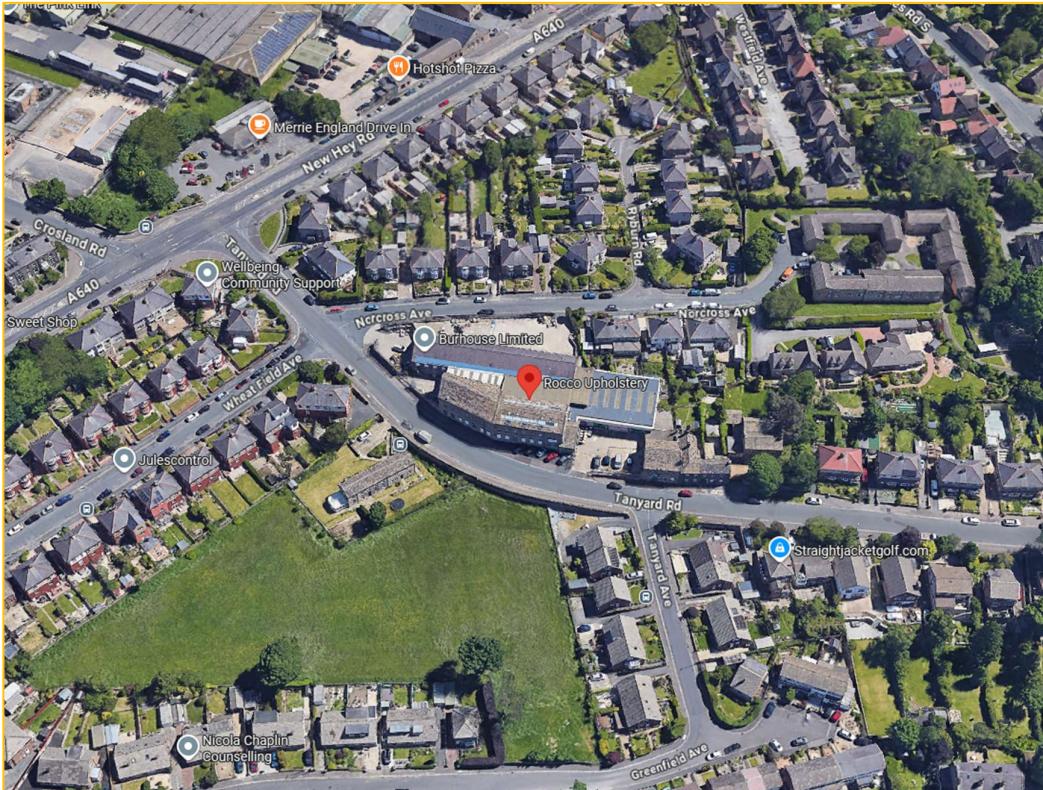


**2nd Floor
Quarmby Mills
Tanyard Road
Quarmby
Huddersfield HD3 4YP**

**Rents: From
£9,500 per
annum**



OFFICE/COMMERCIAL SPACE

108m² (1,162ft²) to 283m² (3,047ft²)

- Attractive, predominantly open plan accommodation
- Good on-site car parking
- Well positioned, accessible for local amenities, Huddersfield town centre and Junctions 24 & 24 of the M62 motorway network.

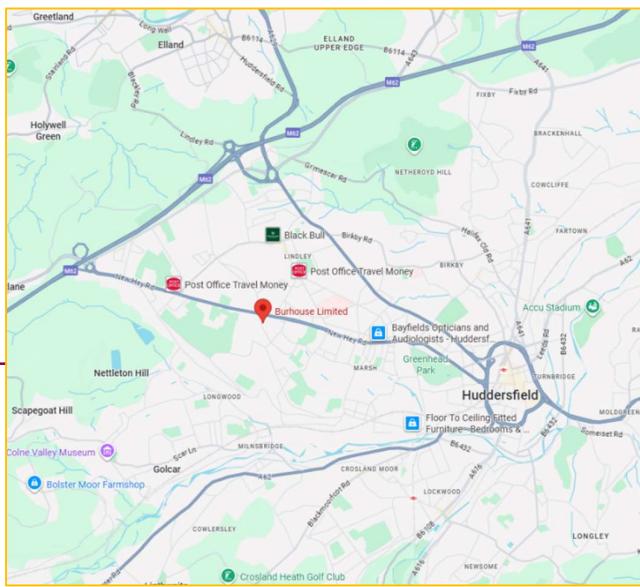
DESCRIPTION

The available accommodation occupies the 2nd floor of this three storey stone built former mill building which provides predominantly open plan accommodation in 2 parts and can be let as a single suite extending to 3,047ft², or in 2 suites of 1,162ft² and £1,884ft² respectively.

The accommodation can be accessed via a self-contained staircase or separate shared entrance hall and has exposed timber beams and some exposed stone walls. It is finished to a good standard and would suit a wide range of occupiers, including offices, light workspace and leisure, subject to planning.

LOCATION

The property is located in the district of Quarmby approximately 2.5 miles to the west of Huddersfield town centre off New Hey Road (A640). It is accessible for amenities in the districts of Oakes and Lindley, in addition to being a short distance from Junctions 23 & 24 of the M62 motorway network.



ACCOMMODATION

SECOND FLOOR

Suite 1	108m ² (1,162ft ²)
Suite 2	175m ² (1,884ft ²)
Total	283m ² (3,046ft ²)

OUTSIDE

On site car parking is available.

RENT

Suite 1 - £9,500 per annum
Suite 2 - £12,000 per annum

Total £20,000 per annum

RATEABLE VALUE

To be assessed.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55p/£ (2025/26). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

Sheraz Muhammad
Sheraz.muhammad@bramleys.com

LEASE TERMS

The accommodation is offered by way of a new lease(s) for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

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