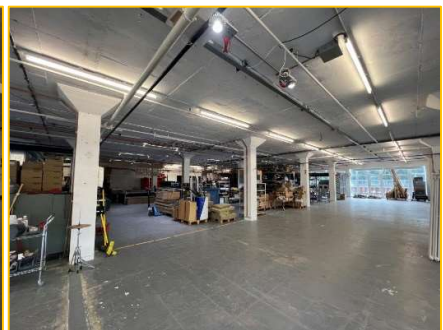
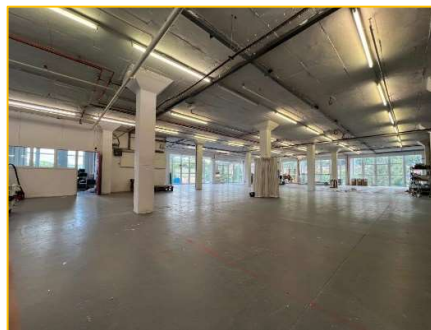


**Unit 2 Greenhill Mill
Industrial Estate
Mytholmroyd
Halifax HX7 5QF**

**Rent :
£27,000
Per Annum**



FIRST FLOOR WAREHOUSE ACCOMMODATION

1,000.33m² (10,800ft²)

- Internal lift access
- Suitable for a range of uses, subject to Landlords approval
- Positioned off Burnley Road on the edge of Mytholmroyd within the Calder Valley

DESCRIPTION

The property comprises warehousing which occupies the first floor of this 3 storey factory property situated in the village of Mytholmroyd approximately 7 miles from Halifax town centre.

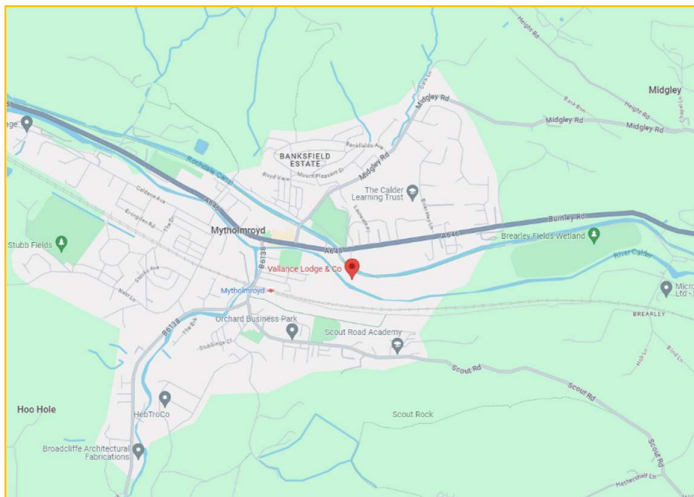
The available accommodation extends to approximately 10,800ft² and has most recently been occupied as warehousing and light assembly accommodation. This unit has the benefit of a gas blower heater and is accessed via an internal goods lift off a shared loading bay.

The unit benefits from visibility from Burnley Road and has the benefit of good on site car parking available.

LOCATION

Mytholmroyd is a village located in the Calder Valley approximately 7 miles to the west of Halifax town centre and 2 miles from Hebden Bridge.

Mytholmroyd has the benefit of business parks and a high street in the centre, with many independent shops serving the local community.



ACCOMMODATION

FIRST FLOOR 1,000.33m² (10,800ft²)
Including:-
Warehousing
With gas blower heater
Partitioned Offices

OUTSIDE

Shared car parking facilities and loading area

RENT

£27,000 per annum

RATEABLE VALUE

TBA

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/54.6p (2024/25).

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.

George Aspinall
george.aspinall@bramleys1.co.uk

Jonathan Wilson BSc(Hons) MRICS
jonathan.wilson@bramleys1.co.uk

LEASE TERMS

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

LEGAL COSTS

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

VAT

VAT is chargeable on the rent.

EPC ASSET RATING: C

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 in situ 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

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