

**1st Floor Millfields House
Thongsbridge Mills
Thongsbridge
Holmfirth HD9 7RW**

**Rent: £9,800
per annum**



FIRST FLOOR OFFICE SUITE

64.28m² (692ft²)

- Well located within the Holme Valley
- Predominantly open plan accommodation finished to a modern standard
- Suitable for a range of office uses and having the benefit of on-site car parking

DESCRIPTION

The property comprises part of the first floor of this multi-storey, multi-occupied commercial building.

It provides good quality modern office accommodation, with data cabling, modern specification lighting and central heating.

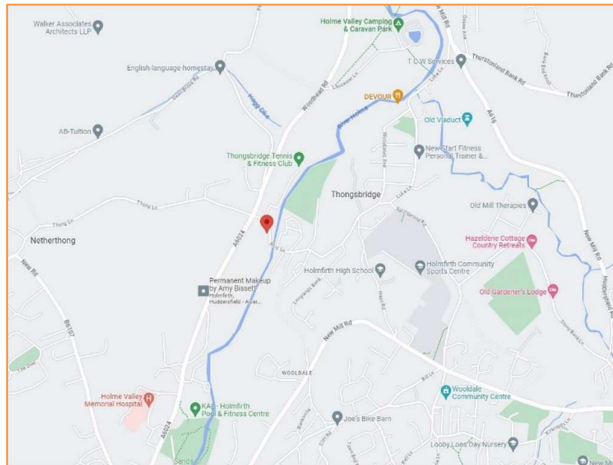
It has most recently been occupied as an accountancy office and would suit a wide range of office uses, or as a training facility or similar, subject to the occupiers requirements.

It has the benefit of 5 on-site car parking spaces and is available by way of an assignment of the existing lease, or the grant of a new lease, subject to the occupiers requirements.

LOCATION

The property forms part of the Thongsbridge Mills complex within Thongsbridge which is a small village within the Holme Valley approximately 1 mile to the north of Holmfirth town centre and 6 miles to the south of Huddersfield. It is visible from the main A6024 Woodhead Road and is accessed off Miry Lane.

This is an accessible location forming part of a multi-occupied former mill complex within the Holme Valley.



ACCOMMODATION

FIRST FLOOR

Including:-
Open plan office
2 Private offices
Kitchen
Staff WCs

64.29m² (692ft²)

OUTSIDE

The property benefits from on-site car parking for approximately 5 cars.

RENT

£9,800 per annum

RATEABLE VALUE

To be assessed.

Uniform Business Rate of 49.9p/54.6p/£ (2024/25). 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 sole Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of an assignment of the existing lease, or grant of a new lease for a maximum term of 2 years. The landlord will be responsible for the exterior of the property and communal external areas and have the ability to recharge a proportion of the costs by way of a service charge.

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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA

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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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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