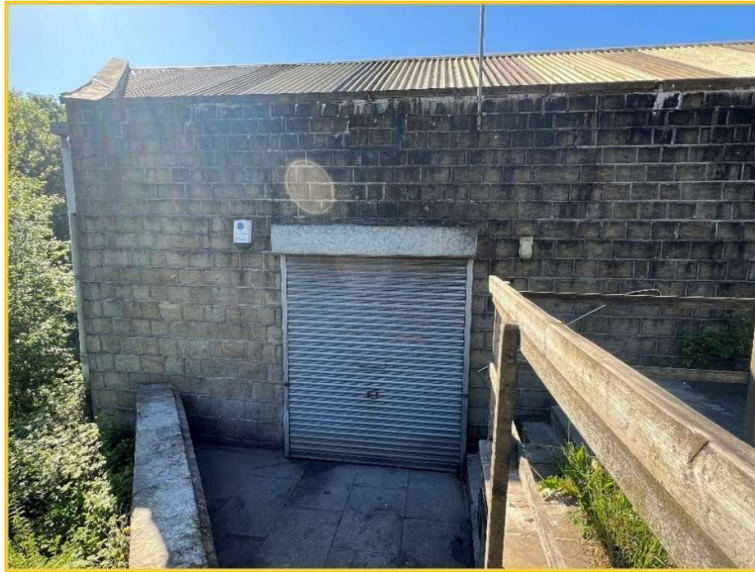


**Unit 11 Clarence Mill
Holmbridge
Holmfirth
HD9 2NE**

**Rent:
£725 PCM**



INDUSTRIAL STORAGE/WORKSHOP UNIT

118.51m² (1,275ft²)

Plus Mezzanine 28.00m² (301ft²)

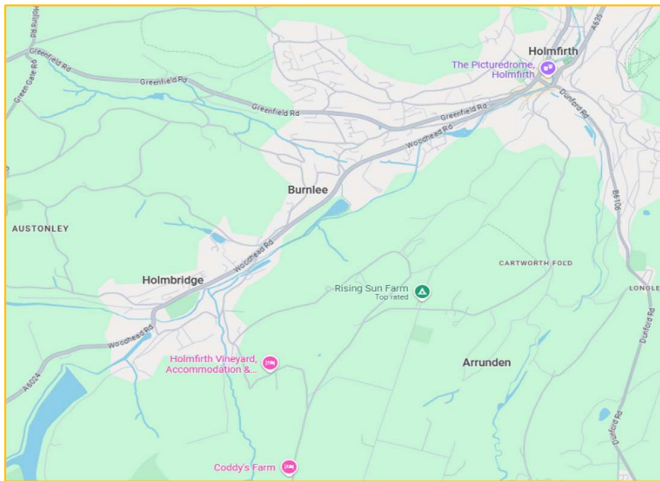
- On site car parking
- Finished to a good modern standard, providing open plan accommodation
- 1 mile to the South of Holmfirth town centre and 8 miles to the south of Huddersfield town centre.

DESCRIPTION

The property forms part of Clarence Mill which provides industrial accommodation over ground level. The interior is finished to a good modern standard, providing open plan accommodation with a mezzanine for the use of offices or storage. The premises have the benefit of on-site car parking and extend to 1,576ft².

LOCATION

The property is located approximately 1.7 miles to the south of Holmfirth town centre and 8 miles to the south of Huddersfield. It is well positioned within the Holme Valley and provides good access to all areas within the Holme and Colne Valleys in addition to being accessible for Huddersfield ring road which connects the area with Junction 24 of the M62 motorway network.



ACCOMMODATION

GROUND FLOOR	118.51m ² (1,275ft ²)
MEZZANINE	28.00m ² (301ft ²)
Total	146.51m² (1,576ft²)

OUTSIDE

The property has the benefit of designated car parking to the front and is accessed via a shared entrance and driveway.

RENT

£725 per calendar month

RATEABLE VALUE & UNIFORM BUSINESS RATE

£4,350

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (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 sole Agents.

George Aspinall

George.aspinall@bramleys.com

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on 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 therefore 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 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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