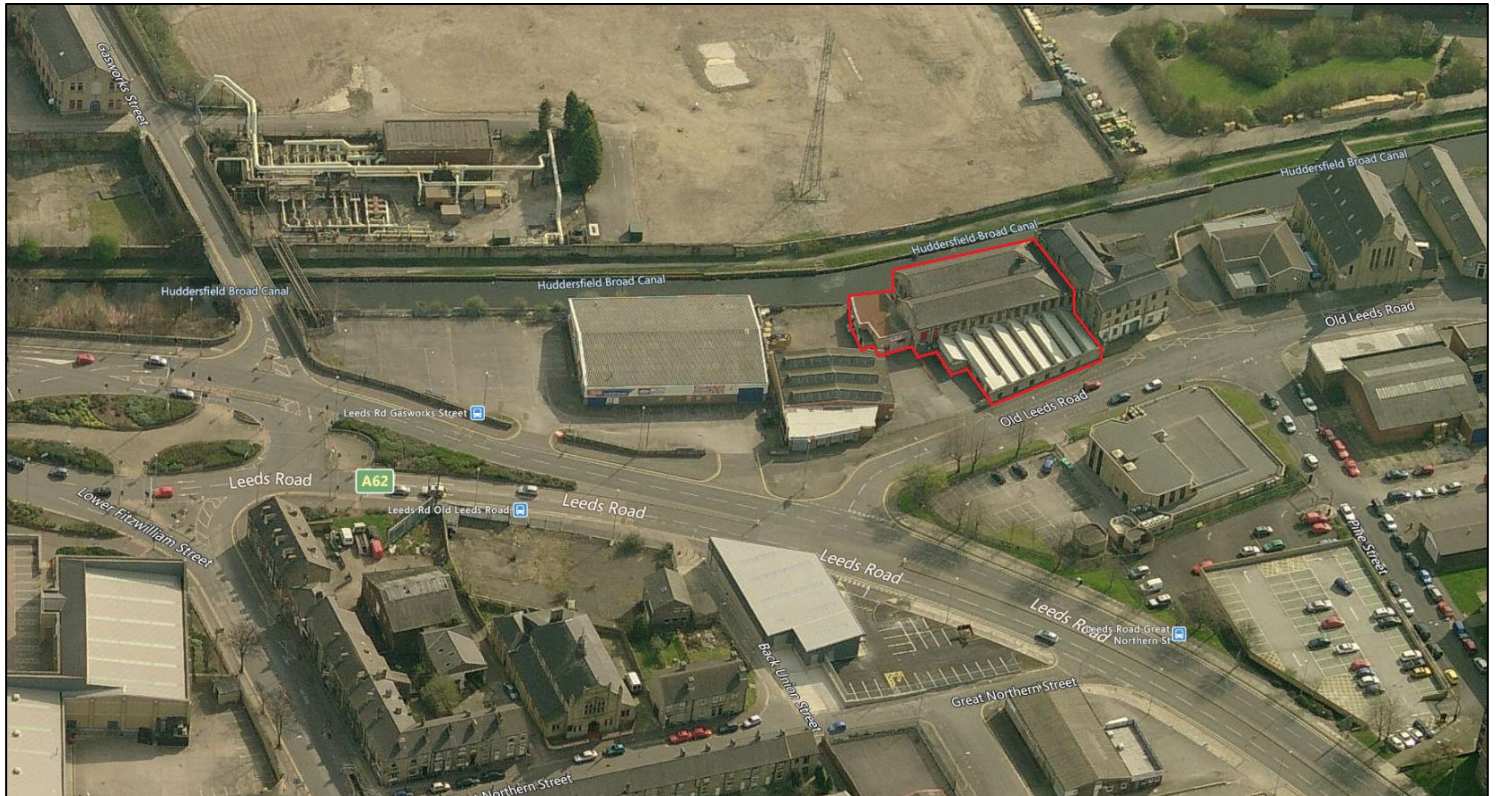


# TO LET Wharfedale Property

Waterloo Mills, Old Leeds Road, Huddersfield HD1 1SE

Mill Premises suitable for Warehouse / Workshop / Trade Counter Operations



c.13,500 ft<sup>2</sup> – 17,367 ft<sup>2</sup> (c.1,254 m<sup>2</sup> – 1,613 m<sup>2</sup>)

Rent: On Application

- Prominently located just off Leeds Road opposite new Southgate Development Site
- Potential for a variety of uses including Warehouse, Workshop, Hybrid, Trade Counter, Quasi Retail and Leisure operations (Subject to Planning)
- EPC – To Be Confirmed

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01924 476496

# TO LET

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## Location

Waterloo Mills is prominently situated fronting Old Leeds Road, adjoining Leeds Road (A62) which is one of the main arterial highways and most popular commercial trading locations in Huddersfield and surrounds. Junction 24 of the M62 (Ainley Top) is within 3 miles of the property, which provides quick and easy access to the regional motorway networks.

## Description

Waterloo Mills has the potential to suit a variety of uses (subject to planning) including trade counter, general industrial, workshop, hybrid, trade counter, quasi retail and leisure. The property comprises a former two storey mill complex which benefits from majority ground floor industrial accommodation, with ancillary stores / workshops.

Currently, the premises benefit from the use of a shared car park to the rear of the site but strategic demolition could be discussed to provide further demised yard space.

## Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

## VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

## Buildings Insurance

Figures can be provided upon request.

## Business Rates

Factory & Premises: £21,250 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction. An in-house tenancy agreement can be utilised to minimise the legal costs incurred in the transaction.

## Accommodation

Available 'as is' or as fully refurbished accommodation, as follows:

'As is'	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Mill	5,750	534.19
First Floor Mill	5,750	534.19
Ground Floor Workshops & Link Sections	5,867	545.06

Refurbished	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Mill	5,750	534.19
First Floor Mill	5,750	534.19
Ground Floor Workshop	c.2,000	c.185.81

## Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.