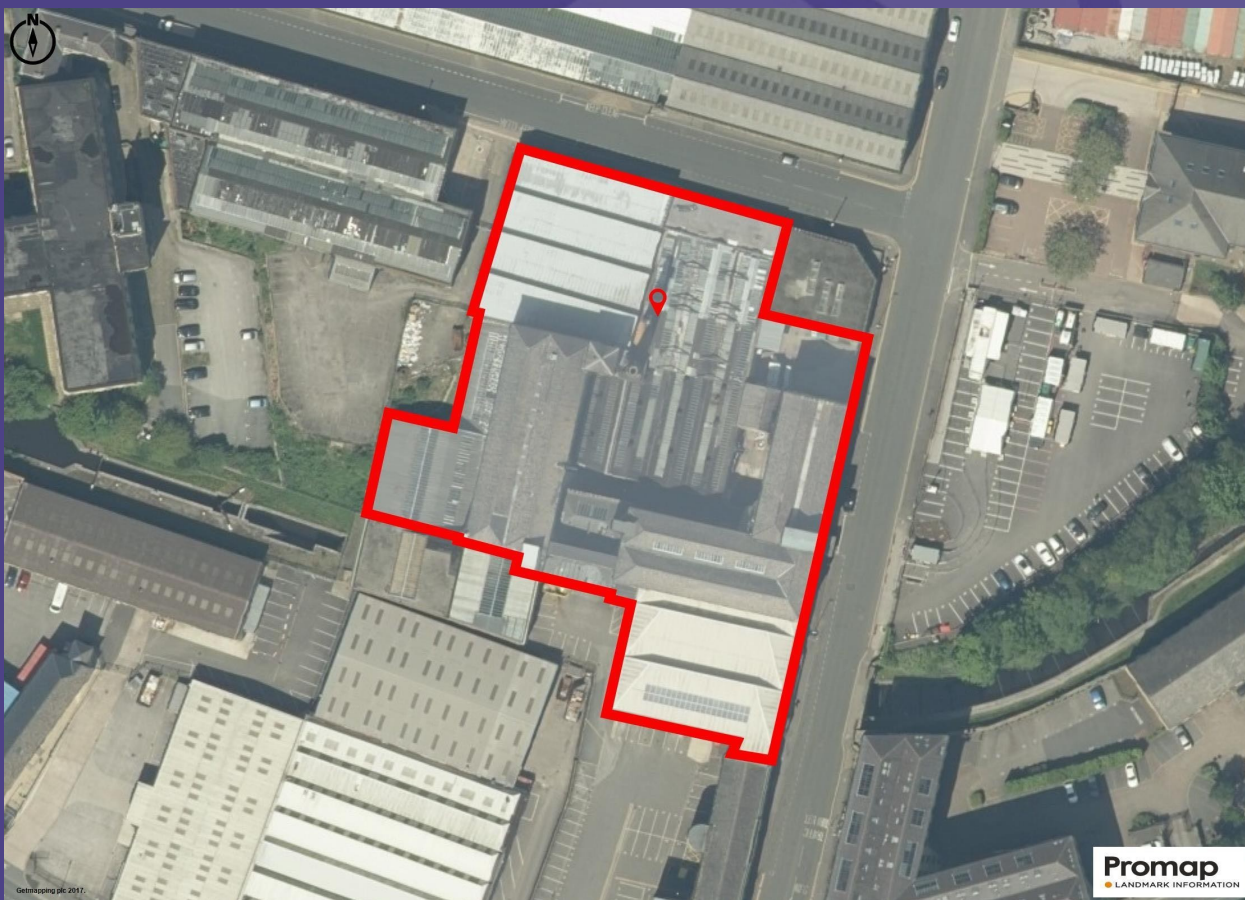


Fairfield Mills

Milford Street, Huddersfield, West Yorkshire, HD1 3DX



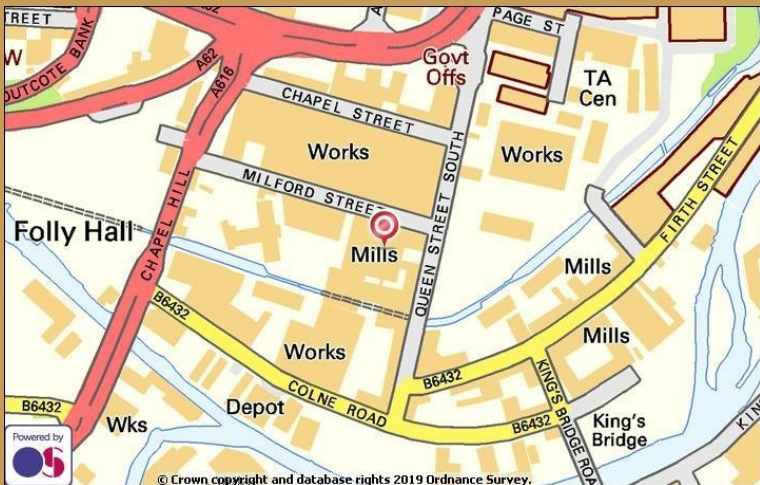
Size: 105,180 ft² (9,771.22 m²)

Rent: Leasehold On Application

**Substantial mill complex available
as a whole or in sections**

- Cost effective warehouse and light manufacturing space
- Ring road location off Chapel Hill
- Flexible lease terms
- Rateable Value: £128,000 RV
- EPC Rating: C(51), C(57) and D(90)
- Sat Nav Postcode: HD1 3DX

T. 01484 240 220
metcalfecommercial.co.uk



Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Location

The property is located off Colne Road and Chapel Hill, with access from Queen Street South, Milford Street, and Colne Road into service yards. The property is situated close to Huddersfield ring road and town centre, with good links to junctions 24 & 25 M62, and being opposite the University of Huddersfield campus.

Description

The property comprises various connecting 2, 3, and 5 storey traditional mill buildings beneath a variety of pitched and northlight roofs of varying ages. A combination of concrete and timber floors with varying eaves height, straight in and dock loading, with toilet and kitchen facilities.

All mains services including substantial 3 phase electricity supply. Available as a whole and in sections, internal viewing is recommended, with rent on application.

Accommodation

Floor	Description	Approx ft ² (m ²)
1	GF Offices	2,500 ft ² (232.25 m ²)
3	FF & SF Warehouse	6,422 ft ² (596.60 m ²)
6	GF - SF Warehouse	25,362 ft ² (2,356.13 m ²)
7	GF - SF Warehouse	7,294 ft ² (677.61 m ²)
9	GF - 4F Warehouse	32,060 ft ² (2,978.37 m ²)
10	GF Warehouse	3,895 ft ² (361.85 m ²)
11	GF Warehouse	1,453 ft ² (134.98 m ²)
13	GF - FF Warehouse	9,159 ft ² (850.87 m ²)
TOTAL		105,180 ft ² (9,771.22 m ²)

Terms

Leasehold: Rent On Application

Available on a new tenants full repairing and insuring lease, subject to a Schedule of Condition, in increments of 3 years contracted-out, with 3 yearly rent reviews where appropriate, plus site service charge.

Rateable Value

Factory and premises £128,000 Rateable Value

The Uniform Business Rates for 2024/2025 is 54.6 pence in the £.

EPC Rating

The EPC ratings for this property are: C(51), C(57) and D(90)

VAT Status

Rent, building insurance and service charge are subject to the addition of VAT.

Legal Costs

The tenant is to pay the landlord's legal costs incurred.

Viewings

By appointment with the agent, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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