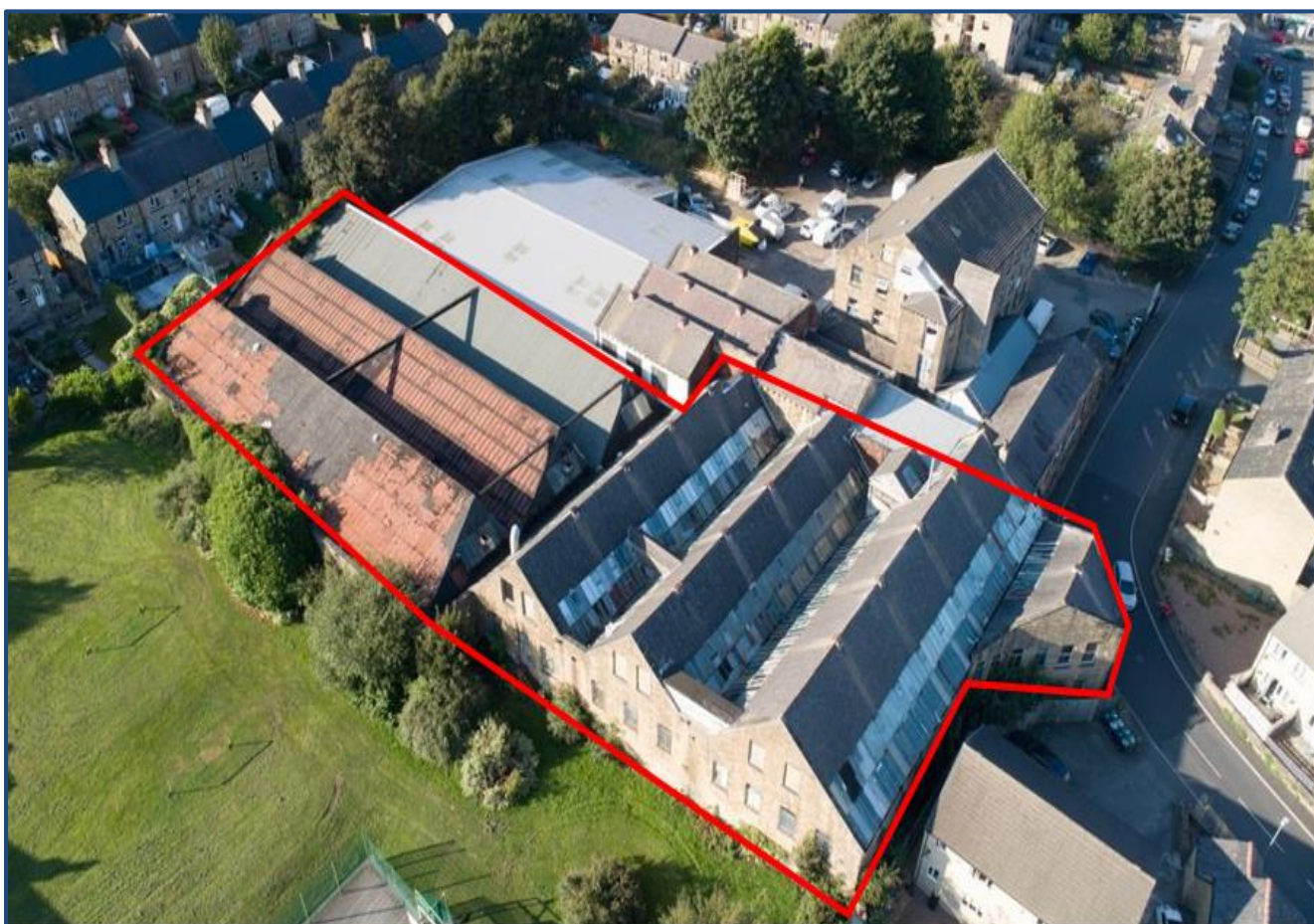


# TO LET

**Marsh Mills  
Luck Lane  
Marsh  
Huddersfield  
HD3 4AB**

- Ground floor storage/manufacturing unit
- 1,861.95 m<sup>2</sup> (20,042 ft<sup>2</sup>)
- Edge of town centre location
- Off road yard and parking provision

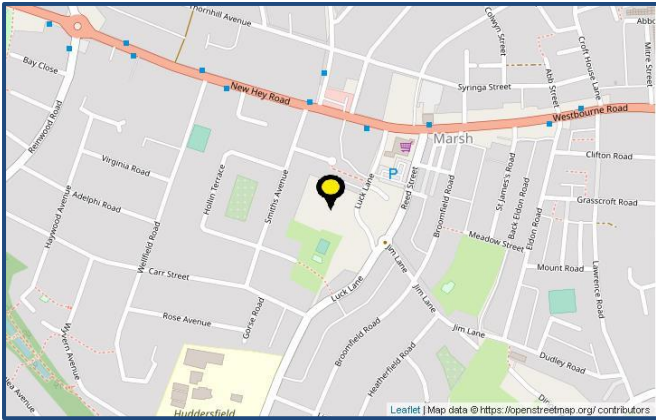


# TO LET

## Marsh Mills

Luck Lane, Marsh, Huddersfield,  
HD3 4AB

- Ground floor storage/manufacturing unit
- 1,861.95 m<sup>2</sup> (20,042 ft<sup>2</sup>)
- Edge of town centre location
- Off road yard and parking provision



## Rateable Value

The property will require to be re-assessed for uniform business rates purposes.

## VAT

All rent quoted is exclusive of VAT.

## EPC

The energy performance certificate is available upon request.

## Legal Costs

Each party is to be responsible for their legal costs occurred for this transaction.

## Terms

The property is available by way of new full repairing and insuring lease for a term of years to be agreed.

## Rent

**£50,000 per annum**

## Viewing

For further information and viewing arrangements please contact the agent:

## Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref:

## Location

The premises is situated on Luck Lane in the suburb of Marsh approximately 1 mile West of Huddersfield Town Centre. Marsh Mills is approximately 2 miles from J24 of the M62.

The nearest train station is within Huddersfield city centre, 1.5 miles away while buses provide commuter services from Huddersfield to Marsh, Quarmby and other local West Yorkshire areas, with the main bus station in Huddersfield city centre.

## Description

Internally the property provides workshop/warehouse accommodation served by a steel roller shutter loading door. In addition, there are a series of stores together with shared W/C provision. The property benefits from a solid concrete floor, fluorescent strip lighting and a ceiling height of approximately 4m.

Externally there is a shared surfaced yard and car parking area and further car parking is available on Luck Lane

## Accommodation

The Total Approximate Gross internal floor areas are:		
	ft <sup>2</sup>	m <sup>2</sup>
<b>Total Approximate GIA</b>	<b>20,042</b>	<b>1,861.95</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## Services

We understand that the property is connected to all mains services to include a three-phase electrical supply.



Oak House, New North Road, Huddersfield, HD1 5LG

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