# Workshop / Office Unit

## HUDDERSFIELD

Heath House Mill, Golcar

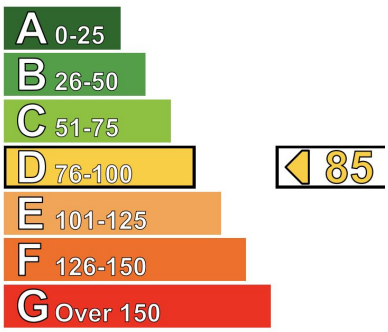
**1331**
Square feet

- Ground Floor Access
- Double Width Door
- Roller Shutter
- Woodland Views
- Ample On-site Parking
- 3 Phase Power
- 24/7 Access





**FOR RENT**
AVAILABLE IMMEDIATELY




## Join A Thriving Business Community

Home to a diverse community of independent businesses, Heath House Mill provides the opportunity to work in a unique setting with stunning rural views, ample parking and excellent access to Huddersfield and the M62 motorway network.

### A PROVEN TRACK RECORD

Whether you're manufacturing, creating, storing or growing your business, Heath House Mill is a place where businesses can thrive away from the congestion, noise and expense of town-centre locations.

Set within a historic Yorkshire mill surrounded by rolling countryside, the estate combines character, practicality and affordability in a way that conventional industrial estates simply cannot match.

Unit 16 offers 1,331 ft² of versatile industrial and workshop space within the characterful surroundings of Heath House Mill. Located in the sub-basement at the rear of the mill, the unit combines practical functionality with an inspiring working environment.

APIARY
ESTATES LTD
EST. 2024
WORKING TOGETHER • THRIVING TOGETHER


VIEWING / INFORMATION

Chris - 07973 550765
post@apiaryestates.co.uk
www.ApiaryEstates.co.uk

# Workshop / Office Unit

## HUDDERSFIELD

Heath House Mill, Golcar

**£450**

/Calendar Month

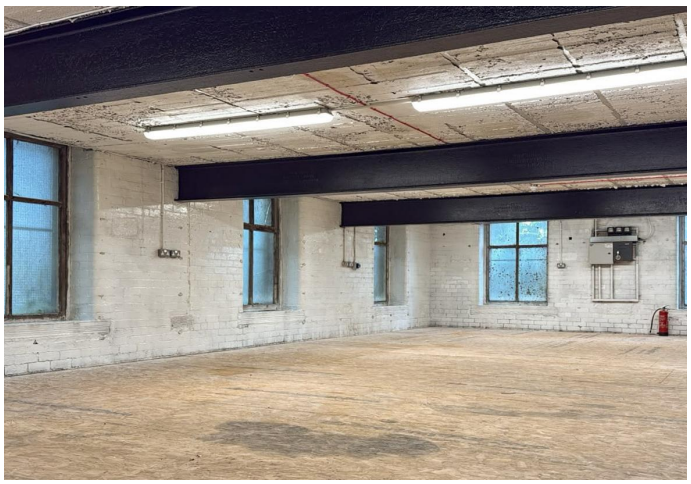
- Flexible Terms
- Available Immediately
- Low Service Charge
- Metered Electric
- Just £4.05psf

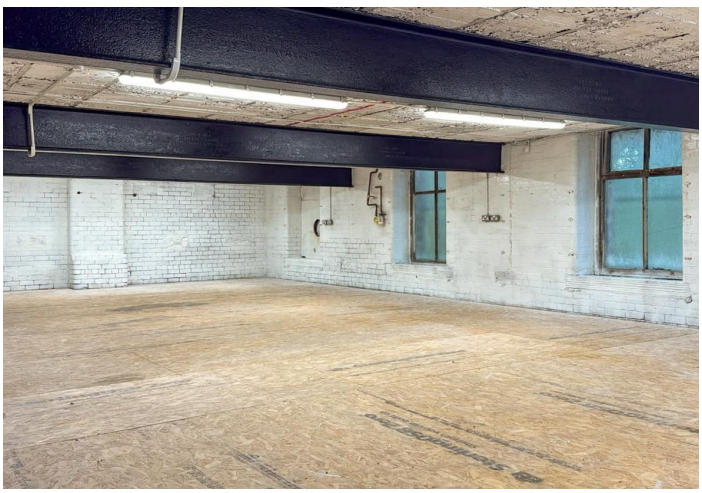




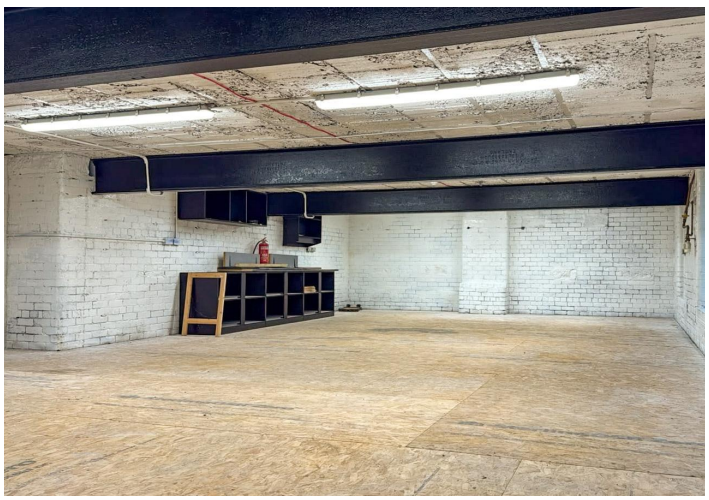










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# Workshop / Office Unit

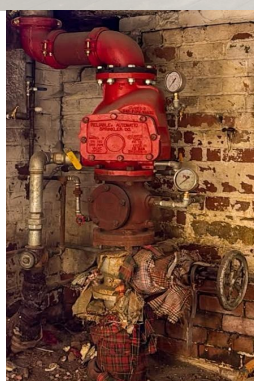
## HUDDERSFIELD

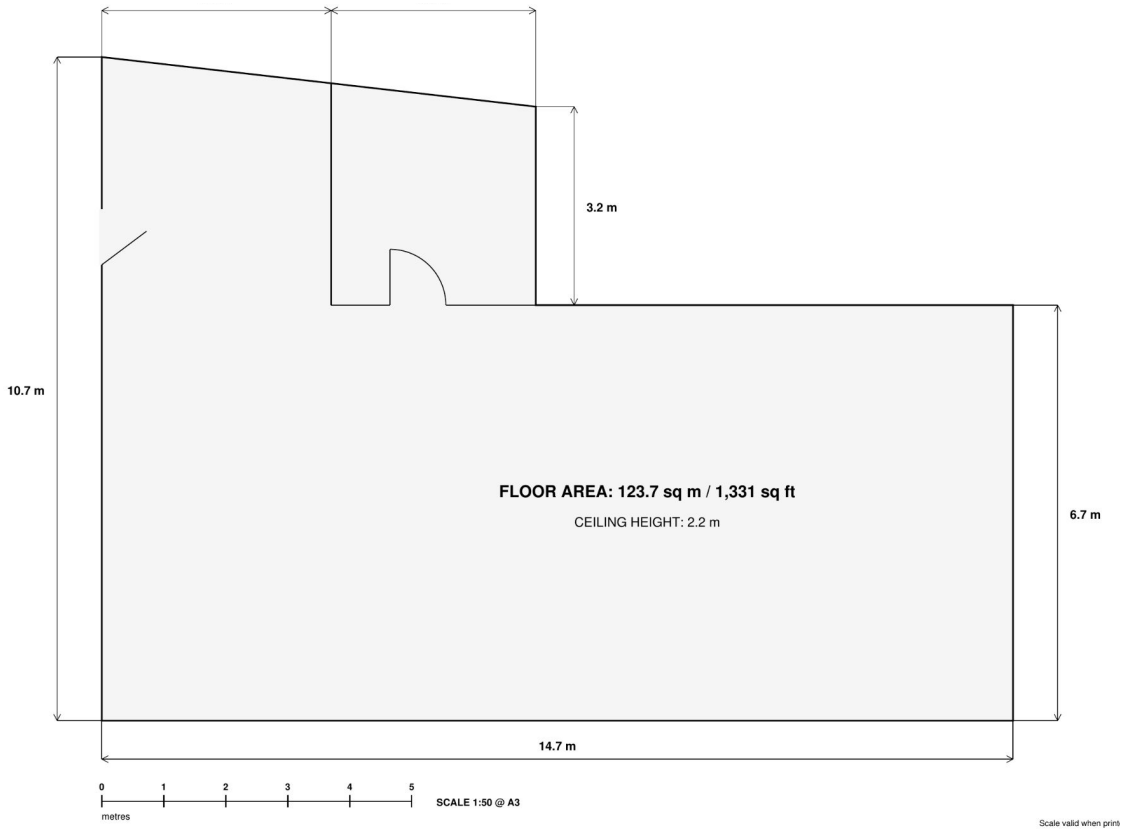
Heath House Mill, Golcar

## LOCATION

LOCATION, LOCATION

- **M62 Motorway - 3 miles**
- **Huddersfield - 4 miles**
- **Halifax - 10 miles**
- **Bradford - 15 miles**
- **Manchester - 22 miles**
- **Leeds - 22 miles**






## Introducing... Unit 16:

Unit 16 offers 1,331 ft² (124 m²) of versatile, recently refurbished workspace within the historic surroundings of Heath House Mill. Set in a peaceful rural location with attractive woodland views, this unit combines industrial heritage with practical facilities for modern businesses.

Ideal for offices, creative studios, craft workshops, light manufacturing, e-commerce, specialist storage or small-group training, the space offers exciting possibilities for businesses seeking something different, subject to any necessary consents.

Recently painted and decorated throughout, the unit features restored exposed steel beams, brick walls, three-phase electricity, a roller shutter and double-width access doors. The ceiling height is approximately 2.2 metres, with reduced clearance beneath the beams.

Pedestrian access is approximately 50 metres to the nearest car park, making the space particularly suited to businesses without frequent heavy deliveries. Instead of city-centre congestion, expensive rents and limited parking, occupiers enjoy a tranquil countryside setting with ample free parking across four car parks. Home to a thriving community of independent businesses, Heath House Mill benefits from proactive management, ongoing investment and competitive service charges and insurance costs.

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# Workshop / Office Unit

## HUDDERSFIELD

Heath House Mill, Golcar

## TO LET

Unit 16
Heath House Mill
Heath House Lane
Golcar
Huddersfield
HD7 4JW

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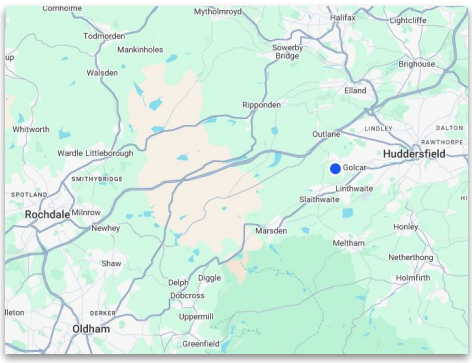



- 1,331ft² / 123m²
- Basement Workshop
- On-site Parking
- Rural Location
- 24/7 Access
- 3 Phase Electric
- Recently Renovated
- LED Lighting

## Terms

£450 per calendar month, exclusive of VAT and all other outgoings.

This property is available to let by way of a new internally repairing and insuring lease at a term to be agreed.

Heath House Mill combines affordable rents with low occupancy costs. The current estate service charge is just 24p per square foot, covering the maintenance and management of the communal areas, parking facilities and estate infrastructure. This helps occupiers benefit from a well-maintained business environment without the high service charge costs often associated with larger commercial estates.

## Energy Performance

The property has an EPC rating of D (85).

## About Apiary Estates

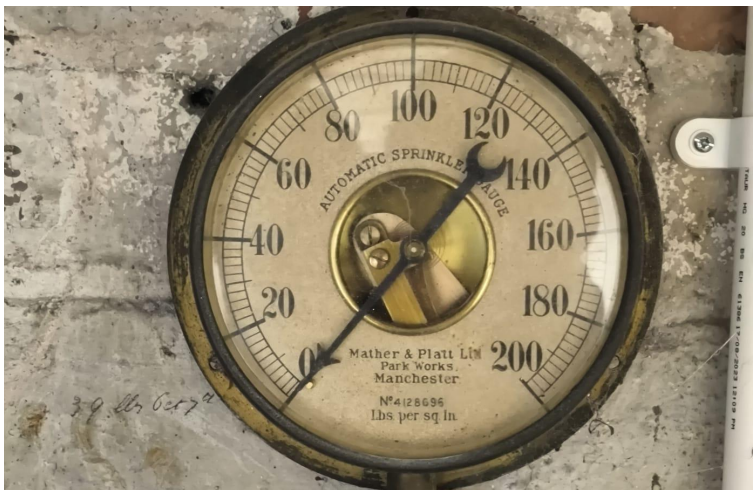
At Apiary Estates, we believe successful businesses deserve more than four walls and a roof. We create affordable, characterful commercial spaces where independent businesses can thrive, supported by proactive management, ongoing investment and a strong sense of community.

## Accomodation

Unit 16 offers 1,331 sqft (123 sqm) of versatile industrial workshop / office space within the characterful surroundings of Heath House Mill. Ceiling height is approx 2.2 metres, with reduced clearance beneath the period steel beams. A storage room is inside the unit.

## Rateable Value

The unit is believed to qualify for Small Business Rates Relief for eligible occupiers. Prospective tenants are advised to make their own enquiries with Kirklees Council regarding rates liability and any reliefs that may be available.

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Heath House Mill, Heath House Lane,
Golcar, Huddersfield, HD7 4JW

# UNIT 16

| | |
|---|---|
| **Floor Area:** | **1331ft / 124m3** |
| **Rent:** | **£450pcm (£4.05psf)** |
| Estate Service Charge: | £27.95pcm |
| Insurance Contribution: | £18.63pcm |
| Electric Standing Charge: | £10.65pcm |
| Gas Standing Charge: | £9.30pcm |
| Water Standing Charge: | £7.85pcm |
| Electric metered and charged: | 32p/KWh (plus CCL) |
| Gas metered and charged | 9.1p/KWh (plus CCL) |

(VAT is applicable at the standard rate on all prices)

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