

**Silk Mill House**  
**196 Huddersfield Road**  
**Meltham**  
**Holmfirth HD9 4AW**

**Rent:**  
**£3,600**  
**per annum**



## **1<sup>st</sup> FLOOR OFFICE PREMISES**

**15.86m<sup>2</sup> (170ft<sup>2</sup>)**

- All Inclusive Rent
- Prominent position with off road parking included

## DESCRIPTION

The property comprises part of the 1<sup>st</sup> floor of this two storey detached office building which is multi-occupied and finished to a good standard.

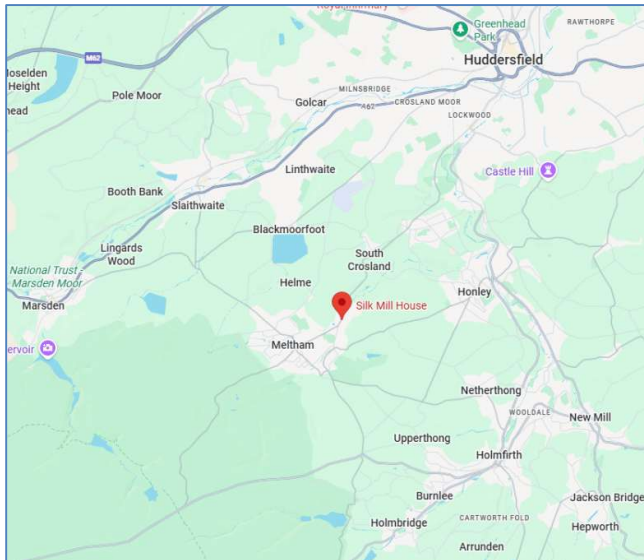
The building provides communal toilet and kitchen.

The rent quoted includes the rent and the service charge which covers the building's insurance, communal cleaning and communal maintenance.

## LOCATION

The property is positioned on the edge of Meltham Village adjoining and within approximately 3.5 miles to the west of Holmfirth town centre.

This is an attractive position within the Holme Valley, accessible for Huddersfield town centre (4.5 miles) and all villages within the Holme and Colne Valleys being within easy reach.



## ACCOMMODATION

■ FIRST FLOOR	
Office Area	15.86m <sup>2</sup> (170ft <sup>2</sup> )

## RENT

£3,600 per annum

## RATEABLE VALUE & UNIFORMED BUSINESS RATES

£TBC

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 ingoing 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](http://www.voa.gov.uk)

## VIEWING

Contact the Agents.

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Sheraz Muhammad

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## LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated.

## 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.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT is not charged on the property or rent.

## EPC ASSET RATING: D

# 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 insitu 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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