

The Watermill

To Let



High quality, contemporary office space
within a restored and extended historic mill building,
retaining original features and overlooking rolling countryside.

www.wheatleypark.co.uk


wheatley park
Mirfield, West Yorkshire

The Watermill

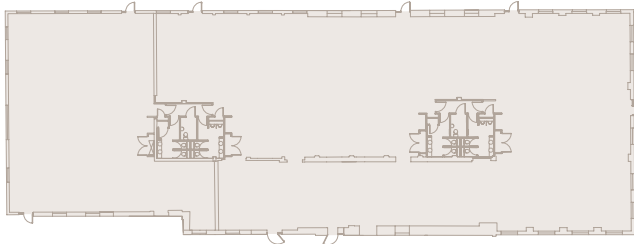
Description

Renovated, extended and part pre-let (entire first floor)
The Watermill has the whole of the ground floor remaining to let.

- Overlooking rejuvenated mill pond with picturesque bridge access.
- Beautiful rolling countryside views.

Specification

- Heating – gas fired central heating.
- Cooling – under floor mechanical ventilation supplemented by open loop borehole water cooling.
- Natural ventilation.
- Raised floor – 400 mm depth.
- Floor Loading – 2.5kN/m².
- Broadband available.
- LG7 lighting on PIR's and with daylight saving/dimming.
- Exposed brickwork.
- Anti-static carpets.



Accommodation

Up to 1,131 sq m (12,171 sq ft) is available, which can be divided into up to seven suites, each with its own front door:

Suite	sq m	(sq ft)
1	104	(1,119)
2	173	(1,862)
3	191	(2,055)
4	288	(3,100)
5	113	(1,216)
6	66	(710)
7	196	(2,109)

Car parking

Ample on site car parking is available at a ratio of one space per 300 sq ft (net).

EPC

An Energy Performance Certificate is available on request.

Terms

Available upon request.

Service charge

A service charge is payable and details are available on request.

Rating

Prospective tenants should satisfy themselves with regard to all rating matters with Kirklees MBC (01484 221 000).

VAT

VAT is chargeable.

Legal costs

Each party is to bear their own legal costs.

Agents

For further details please contact our agents.



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