

£450 Per Month + VAT

3982.00 sq ft

Perseverance Mills, Lockwood Scar, Huddersfield HD4 6BL

Summary

Amco Commercial are pleased to offer this versatile and characterful second-floor warehouse-style unit located within the popular Perseverance Mills complex in Lockwood, Huddersfield.

Comprising approximately 3,982 sq ft of open-plan space, the unit boasts original timber flooring, exposed brick walls, vaulted ceilings with visible roof trusses, and generous natural lighting from multiple skylights. The unit offers a blank canvas ideal for a wide range of occupiers, from storage or workshop use, to creative or leisure-based businesses (subject to planning).

The unit currently features various loose items and building materials which can be removed prior to occupation, subject to negotiation.

Location:

The property is situated on Lockwood Scar (A616), just south of Huddersfield town centre and easily accessible from the wider Kirklees and West Yorkshire area. The area is well connected via local roads and public transport, and the mill site is home to a variety of small businesses and traders.

Use Class:

Currently suitable for light industrial or storage use, with potential for alternative uses such as studio, fitness, or leisure (STP). Interested parties should make their own enquiries with Kirklees Council regarding planning permissions.

Key Features

- Flexible lease terms available
- Incentives available for the right tenant
- Shared WC and loading facilities available on site
- Top Floor Unit

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
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