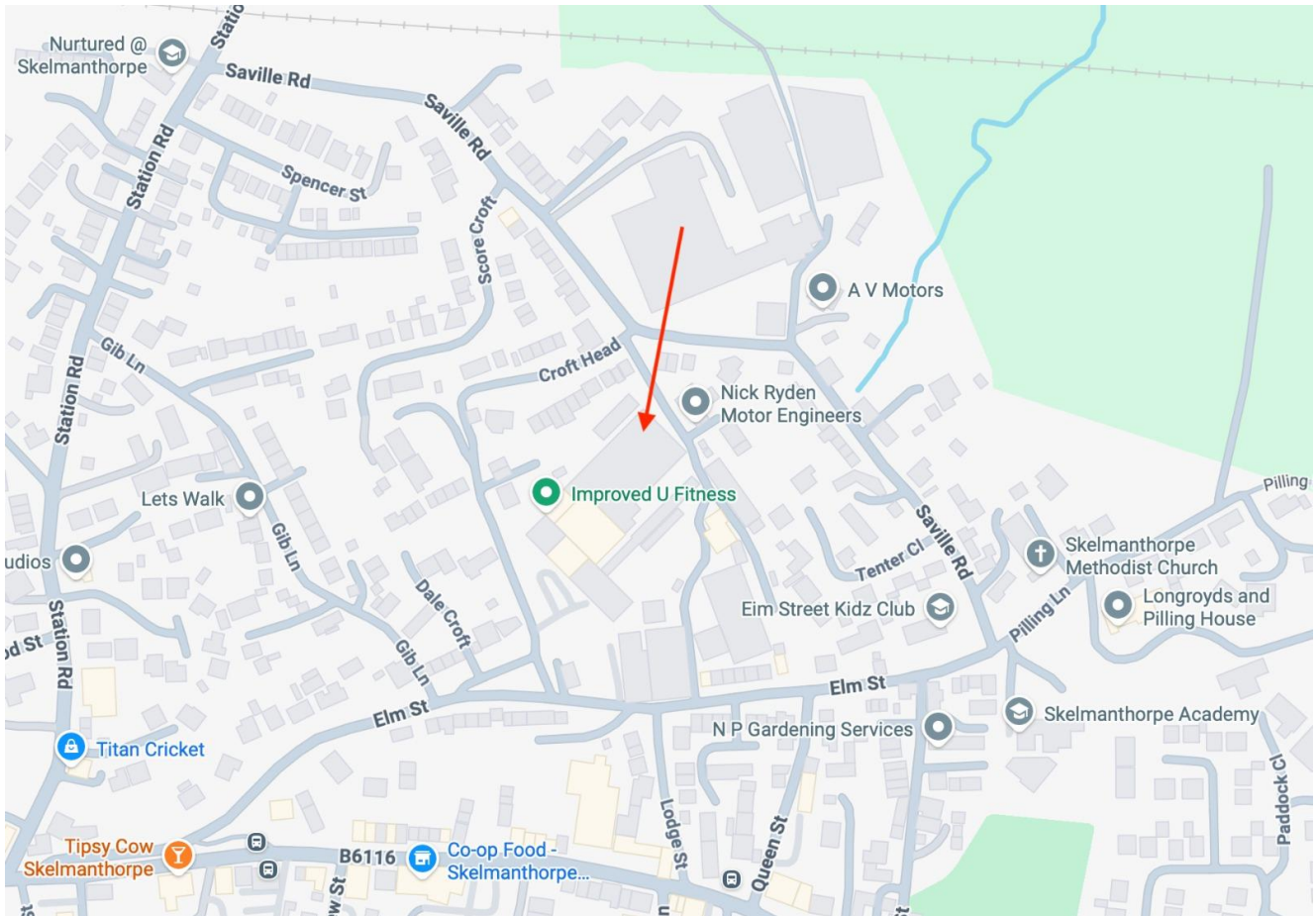




THE MILL, TENTERCROFT MILLS, ELM STREET, HD8 9DZ

The Mill, Tentercroft Mills, Elm Street, HD8 9DZ





PROPERTY DESCRIPTION

LOCATED CLOSE TO THE CENTRE OF SKELMANTHORPE, ACCESSED OFF SAVILLE ROAD, A LARGE INDUSTRIAL UNIT SUITABLE FOR A VARIETY OF USES. WITH LARGE OPEN PLAN SPACE ALONG WITH OFFICES, THE UNIT EXTENDS TO APPROX 16,140 SQ FT (170.72 SQ M) AND WOULD SUIT A VARIETY OF OCCUPIERS. WITH FULL HEIGHT ROLLER SHUTTER DOOR, THERE IS PARKING TO THE FRONT OF THE UNIT. VIEWING IS HIGHLY RECOMMEND TO APPRECIATE THE SPACE ON OFFER.

RENT £130,000 PER ANNUM

LOCATION

The unit is located within the Tentercroft Mills Complex and is accessed off Saville Road. Being located close to the centre of Skelmanthorpe surrounded by a mix of commercial and residential.



PROPERTY

The unit is predominately open plan warehouse space, there is roller shutter door access with access to the warehouse being gained by dock level loader as well as pedestrian access via small staircase. There are toilets off the warehouse space as well access to offices and kitchen. The property has a gross internal area of 16,140 sq ft (170.72 sq m) and would suit a variety of occupiers.

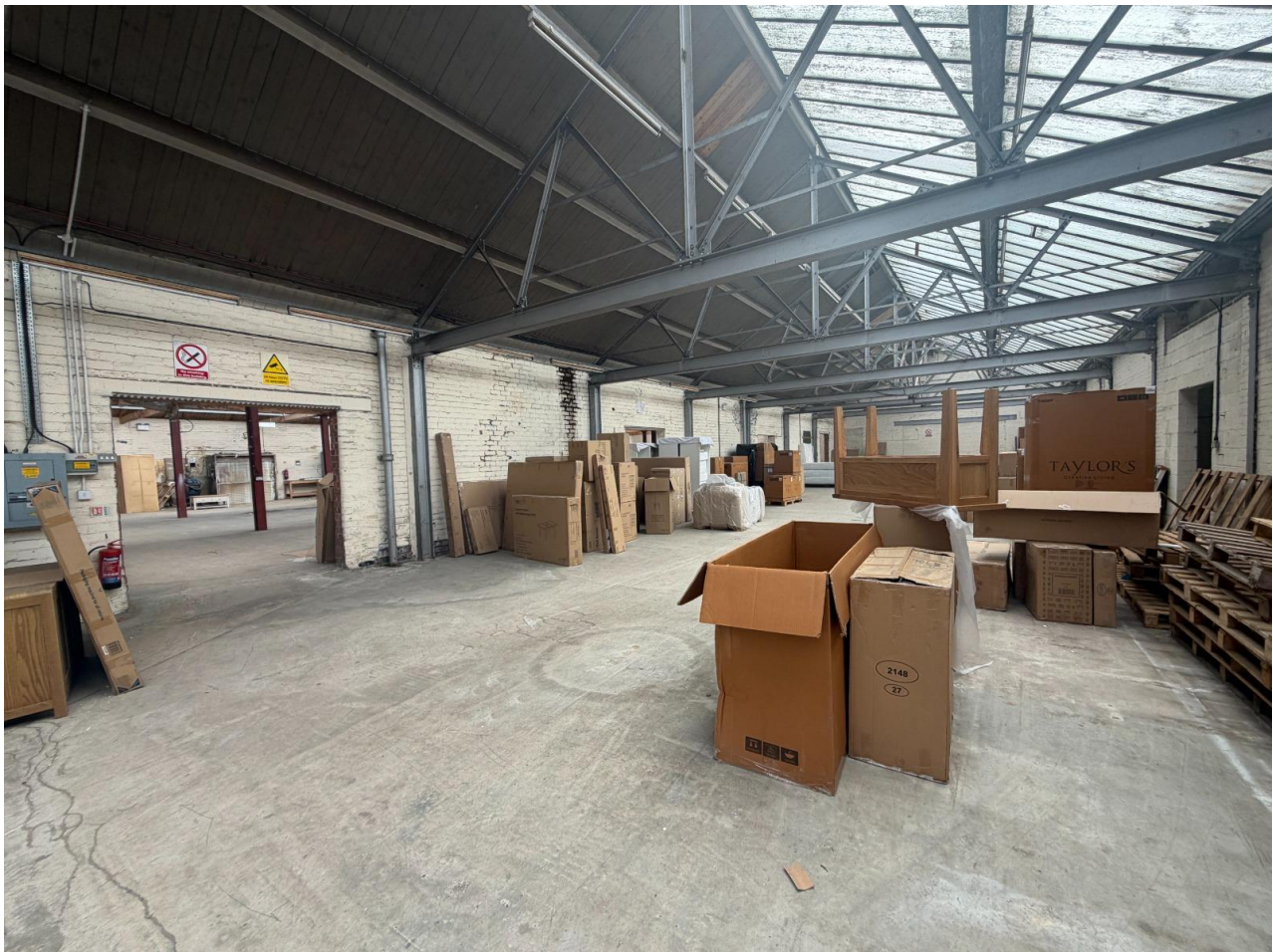


LEASE

The property is offered on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £130,000 per annum.

BUSINESS RATES

The Tenant is responsible for the Business Rates, interested parties are advised to make their own enquiries with the local authority.



LEGAL FEES

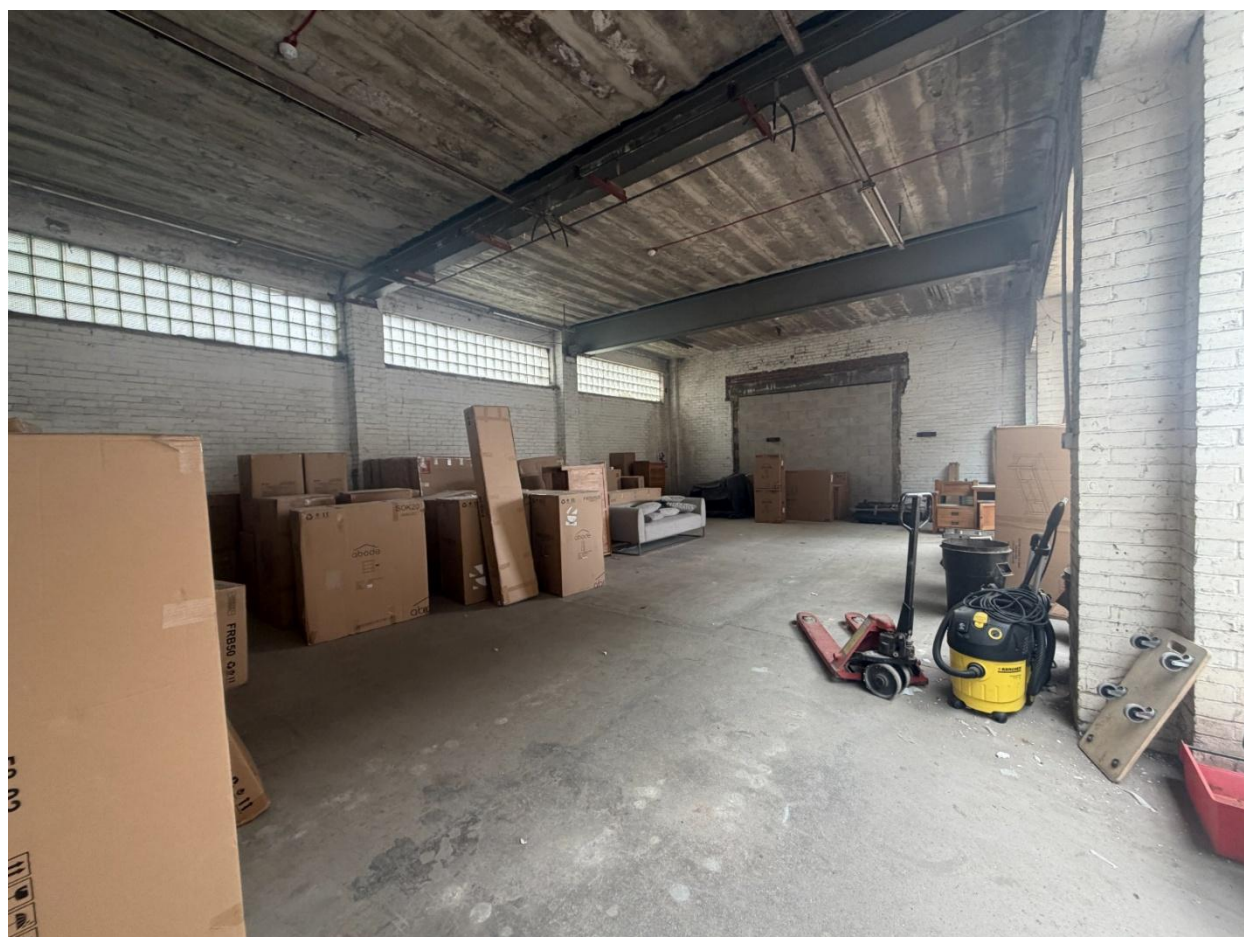
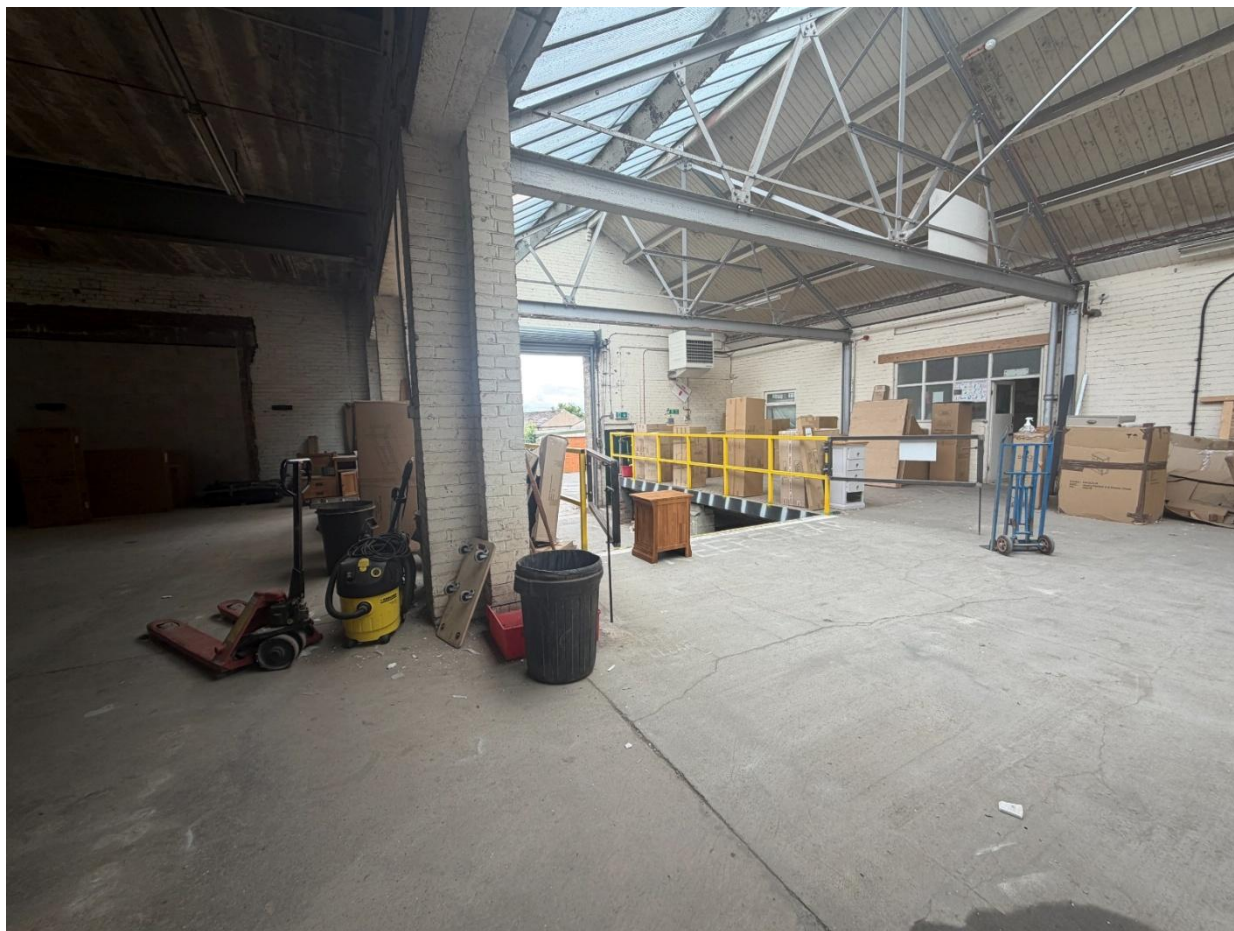
Each party is responsible for their own legal fees incurred in the transaction.

VAT

Vat is not applicable.

VIEWINGS

Strictly by appointment only.



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual

updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 21/07/2026



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