

THE MENDING ROOMS

 Park Valley



To Let

Innovative business and office space at Park Valley

The Mending Rooms, Lockwood, Huddersfield, HD4 7BH

500 - 3,670 sq ft available

"The next jewel in our crown"

The Mending Rooms at Park Valley Business Park

The Park Valley story started in 2010 when local manufacturers, Brian and Martin Duckett, saw an opportunity to develop a state of the art new textile facility, plus new generation business space for lease on the site of a redundant mill complex.

Ten years of continuous investment have seen five phases of carefully master planned construction of market leading new build and refurbished business units.

Park Valley has already delivered 110,000 sq ft of prime quality accommodation, which is now home to over 20 successful occupiers where over 180 people enjoy an exceptional working environment.

Completion of The Mending Rooms in Autumn 2020 will see the remarkable transformation of a listed building to provide contemporary heritage accommodation within the heart of this very special place.

The project is part-funded by the European Regional Development Fund.



THE PROPERTY

The substantial refurbishment of The Mending Rooms will include striking new entrances and communal areas for an innovative place to work.

- Impressive characterful office and work space
- Refurbished to an exceptional standard
- BREEAM Rating of Very Good with targeted EPC rating of A
- Cat 6 Cabling
- LED lighting
- Exposed features



THE EXPERIENCE

- Landscaped surroundings with exceptional views
- Capability for day one comms connectivity
- Meeting rooms and high-quality common facilities
- Full disabled accessibility
- Bike store
- Shower and changing facilities
- Sufficient allocated onsite parking
- Access to communal breakout areas



ACCOMMODATION AND AVAILABILITY

Ground Floor

Studio 1 – 850 sq ft
Studio 2 – 1,130 sq ft
Studio 3 – **Let**



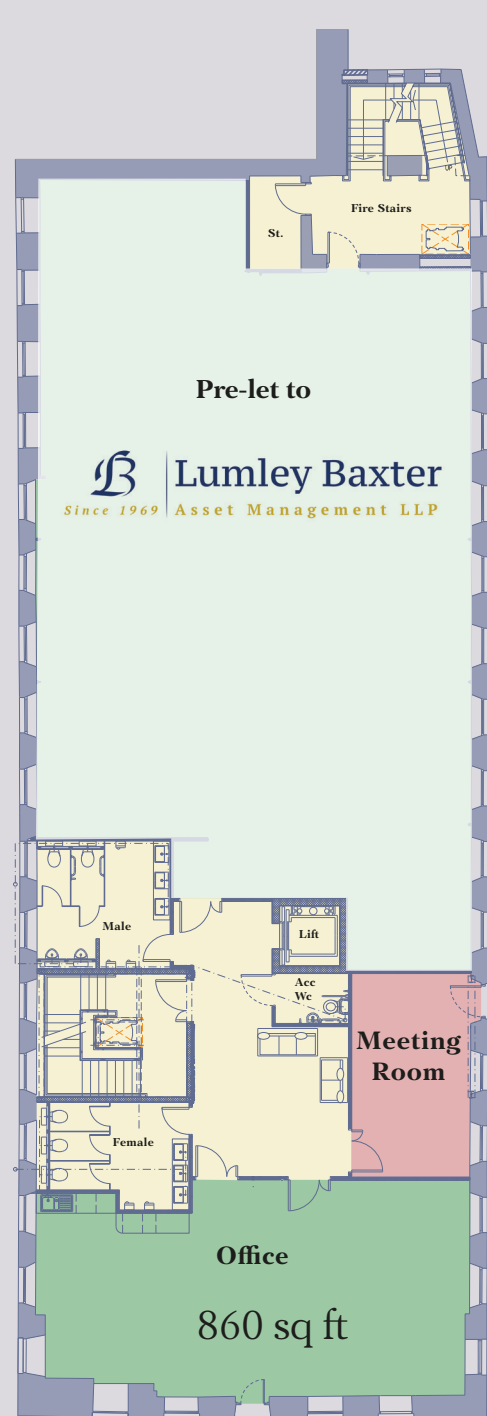
First Floor

Offices – 470 sq ft – 2,820 sq ft



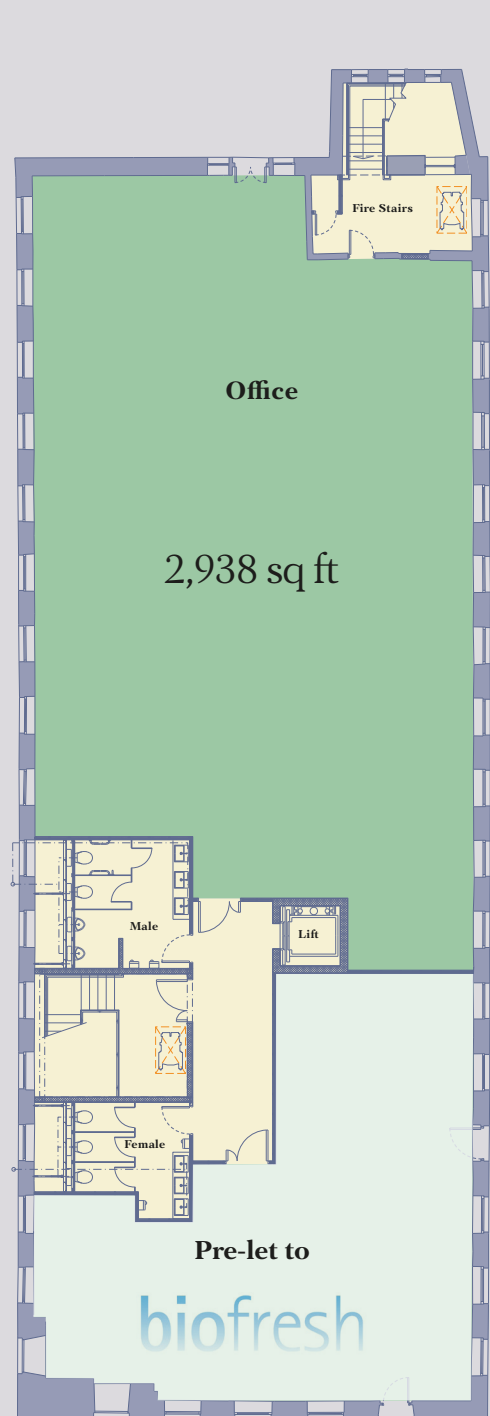
Second Floor

Suite 2.1 – 860 sq ft
Suite 2.2 – **Let**



Third Floor

Suite 3.1 – **Let**
Suite 3.2 – 2,938 sq ft



Key - Office Studio/Workshop Meeting Room WCs/Maintenance Area

LOCATION

Park Valley lies within a secure landscaped setting close to the busy commercial heart of Huddersfield. Situated at the gateway to the Holme Valley on the B6108 Meltham Road, Park Valley provides a remarkable location for business and commerce.



Car

Huddersfield Town Centre is a 9 minute drive away and has easy access to the M62 motorway network.



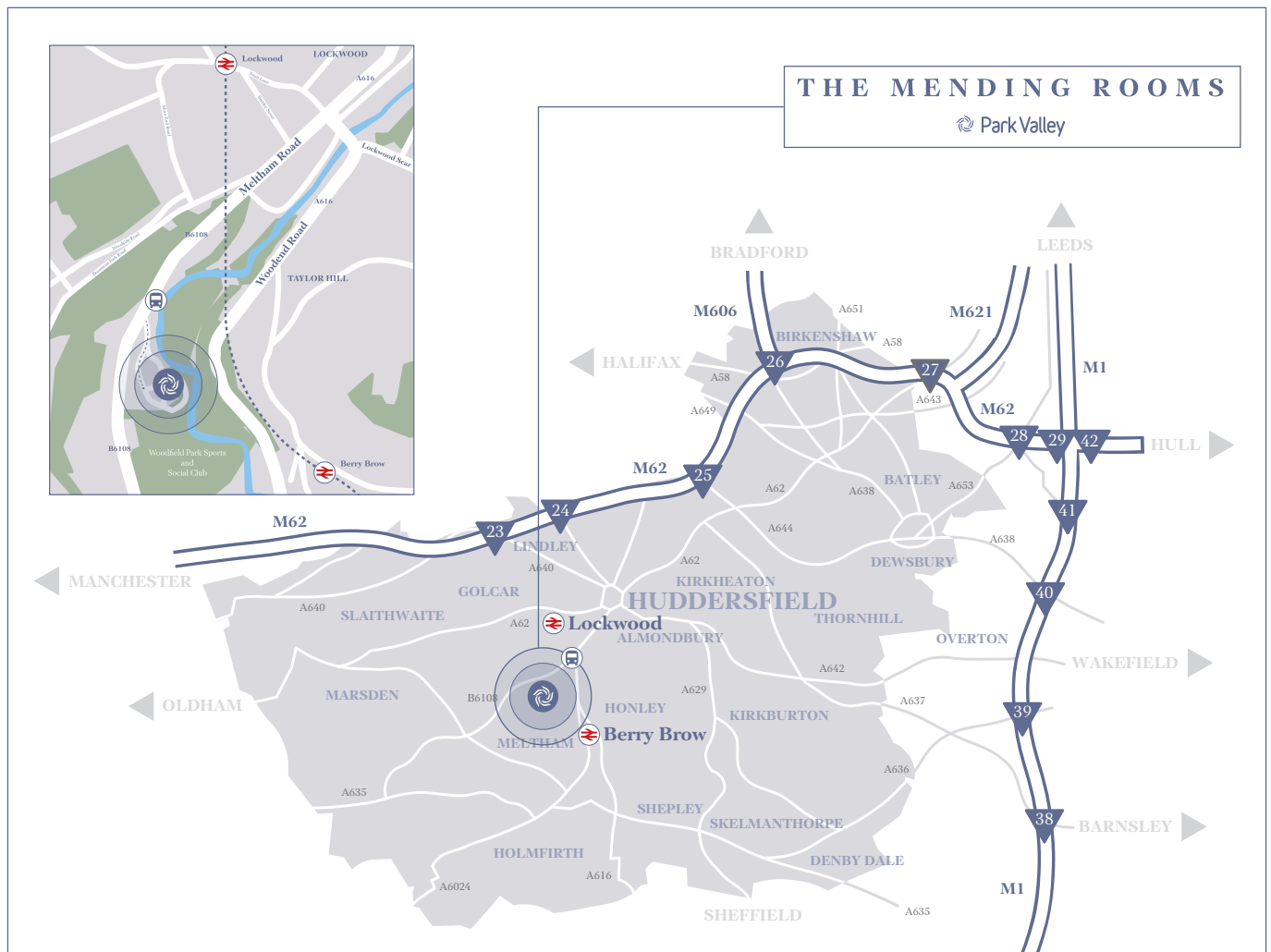
Bus

Huddersfield Bus Station to Meltham Road Cricket Ground is a 7 minute journey.



Rail

Lockwood Railway Station is less than a 15 minute walk.



**DOVE HAIGH
PHILLIPS**

0113 245 0550
dhp.org.uk

The units are available on a leasehold basis, on new internal repairing and insuring terms to be agreed. Viewing is permitted through the sole letting agents. For further information please contact:

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EUROPEAN UNION
European Regional Development Fund

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