

# VICTORIA MILLS

**Victoria Mills**  
Stainland Road  
Greetland  
Halifax  
HX4 8AD



Flexible office, retail, leisure and commercial units to rent,  
from 82 - 2,118m<sup>2</sup> (882 - 22,800 sq ft) with ample parking



# Opportunity

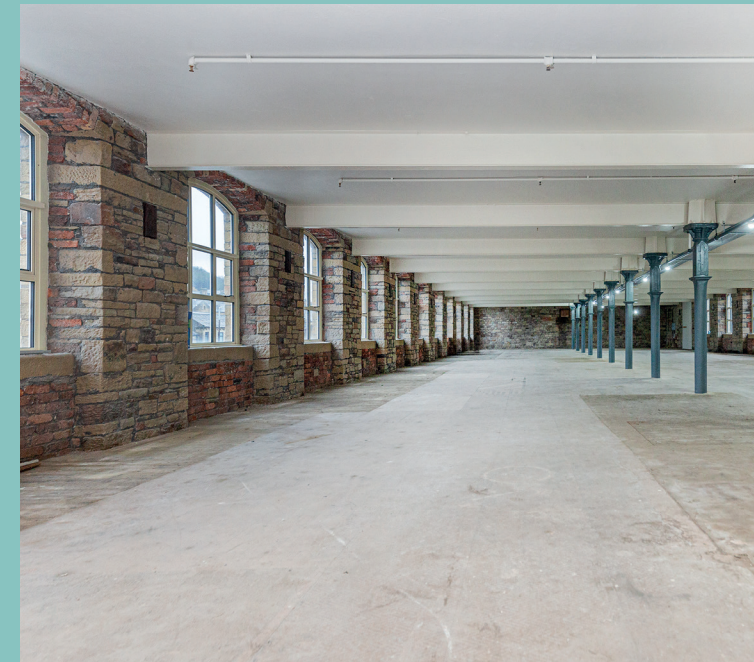
The upper floors of this spectacular Mill have been sympathetically refurbished to provide a range of interesting and attractive commercial units for business, office, retail and leisure uses.



The space can be divided to suit a wide range of size requirements from individual suites starting at 82m<sup>2</sup> (882 sq ft) up to the whole 2,118m<sup>2</sup> (22,800 sq ft) which includes a ground floor entrance/reception area and the upper floor space.

The building offers all the benefits of a modern building whilst retaining the architectural heritage which makes it special and offers flexible, characterful, open plan workspace with excellent views from the upper floors. Benefits include:

- energy efficient adaptable heating/cooling system and modern lighting
- energy efficient building - targeting EPC A
- ample private parking
- large, modern passenger lift
- access to superfast broadband
- secure bike parking
- newly refurbished entrance, communal areas and toilets
- rear goods access
- excellent bus links to Halifax, Huddersfield and surrounding areas

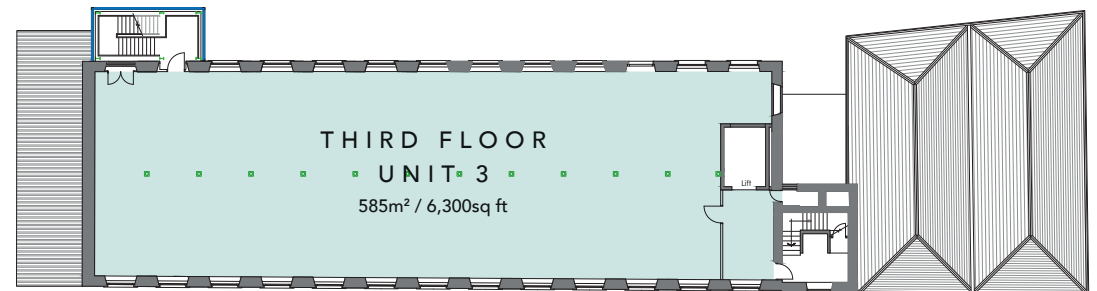
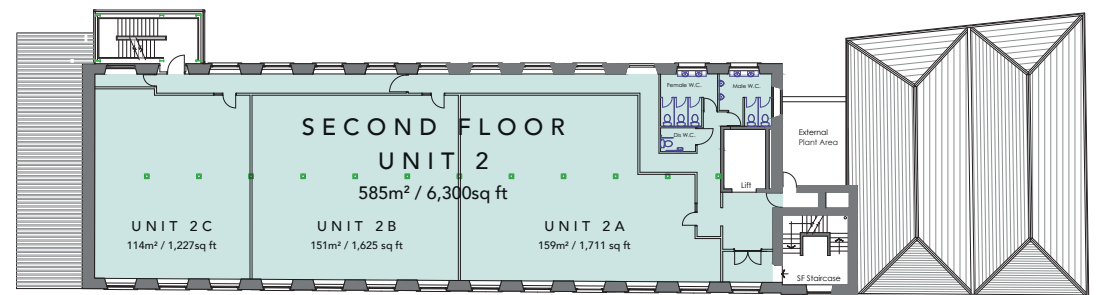
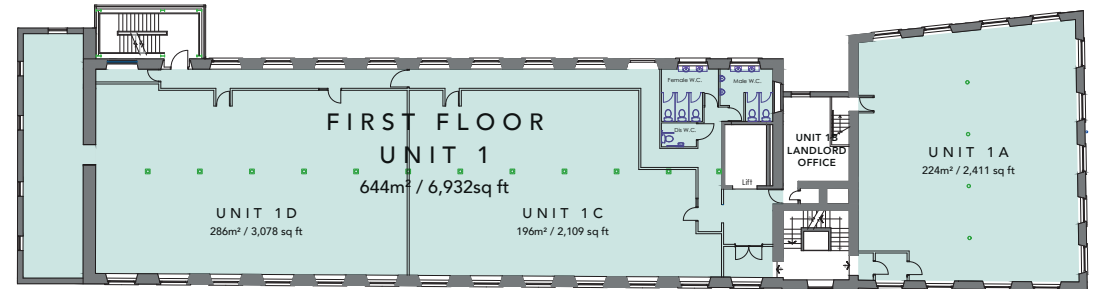
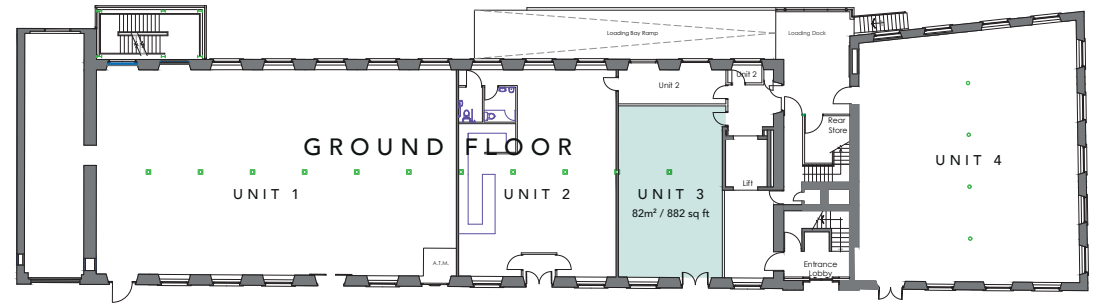


The upper floors have been refurbished to an exceptional standard which complements the existing ground floor retail and leisure businesses and offers a fantastic opportunity to be part of the success story that is Victoria Mills.



# Available space

Floor	Unit	m <sup>2</sup>	sq ft	Use
Ground	Unit 1	-	-	Let to Tesco Stores Ltd
Ground	Unit 2	-	-	Let to Vine Wine Bar
Ground	Unit 3	82	882	Retail, leisure or ground floor reception
Ground	Unit 4	-	-	Let to Cinnamon Lounge
Ground	Unit 5	-	-	Let to The Cakery
First	Unit 1A	224	2,411	Flexible business, leisure, retail, office and storage
First	Unit 1	644	6,932	Flexible business, leisure, retail, office and storage
Second	Unit 2	585	6,300	Flexible business, leisure, retail, office and storage
Third	Unit 3	585	6,300	Flexible business, leisure, retail, office and storage



## Location

The property is prominently situated in the heart of Greetland, known as West Vale, midway between Halifax and Elland. It is well served by bus routes to Halifax, Huddersfield and the surrounding villages, whilst also having excellent access to the regional and national motorway network via the new connections to the A629 and then to Junction 24 of the M62 which is only 3 miles away, making this a fantastic business location.

Its position at the heart of the village provides immediate access to a wide range of retailers, sandwich shops, restaurants and bars for customers, visitors and employees whilst the adjoining Black Brook, cricket pitch and woodland to the rear provides a scenic backdrop from the upper floors.



## Background

The property is owned by Rosemount Estates, a local property company run by Andy Thornton and partners who specialise in the refurbishment and letting of commercial properties in Elland and Greetland.

They purchased this former cotton mill in 1990 and converted it into showroom space for Andy Thornton Ltd. In 2015 Andy Thornton Ltd downsized and the ground floor was successfully redeveloped into retail and leisure space. In July 2021 they relocated their remaining furniture displays to their manufacturing site in Elland after which Rosemount Estates undertook a comprehensive refurbishment and modernisation.

Rosemount Estates will manage the completed development using their experienced and dedicated in-house team with a focus on putting the customer first.

[www.rosemountestates.co.uk](http://www.rosemountestates.co.uk)

## All enquiries

Interested parties should contact sole agents, Walker Singleton, with expressions of interest:

**Ryan Barker • 01422 430000**

[ryan.barker@walkersingleton.co.uk](mailto:ryan.barker@walkersingleton.co.uk)

[walkersingleton.co.uk](http://walkersingleton.co.uk)

Walker Singleton (Commercial) Ltd and Rosemount Estates for themselves and for the vendors or lessors of this property, whose agents they are give notice that:

- all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Walker Singleton (Commercial) Ltd and Rosemount Estates has any authority to make any representation of warranty whatsoever in relation to this property.

Published January 2024

# Walker Singleton