

# VICTORIA MILLS

work • eat • play

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

Coming soon...

To Rent

} Flexible office, retail, leisure and commercial units  
with ample parking  
From 80 - 2,062m<sup>2</sup> (850 - 22,200 sq ft)



# Opportunity

Flexible planning consent has recently been obtained\* to sympathetically refurbish the upper floors of this spectacular Mill to provide a mixed range of commercial units for business, office, retail and leisure uses.

Space will be available to let from individual suites starting at 80m<sup>2</sup> (850 sq ft) up to the whole 2,062m<sup>2</sup> (22,200 sq ft) which includes a ground floor entrance/reception area and the upper floor space.

The consent allows division of the upper floors to cater for a wide range of size requirements. The property will offer flexible, characterful, open plan space with excellent views from the upper floors with benefits including:

- ample private parking
- goods and passenger lift access
- new toilets and showers
- rear goods access
- access to superfast broadband
- secure bike parking
- eye catching entrance and communal areas

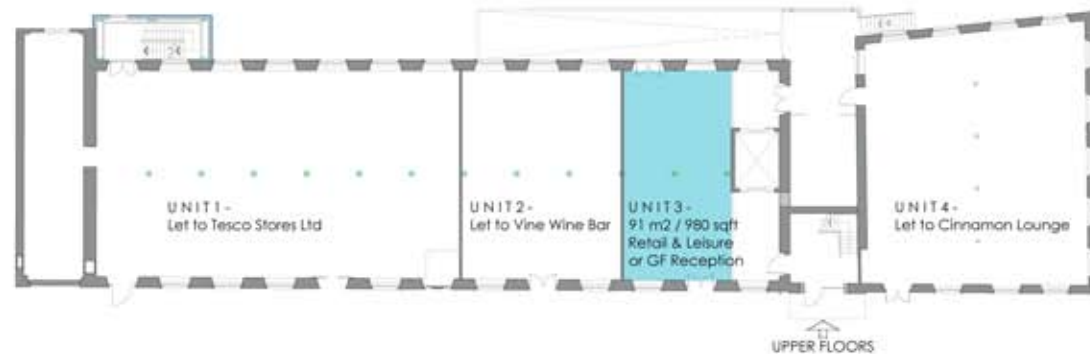
The space will be refurbished to an exceptional standard which will complement the existing ground floor retail and leisure businesses and offers a fantastic opportunity to be part of the success story that is Victoria Mills.

\* Planning application 20/00840/FUL



# Available space

	Floor	m <sup>2</sup>	sq ft	Use
Unit 1	Ground	-	-	Let to Tesco Stores Ltd
Unit 2	Ground	-	-	Let to Vine Wine Bar
Unit 3	Ground	91	980	Retail, leisure or ground floor reception
Unit 4	Ground	-	-	Let to Cinnamon Lounge
Unit 5	Ground	-	-	Let to Catch Seafood
Unit 6	First	585	6,300	Flexible business, leisure, retail, office and storage <i>Space can be split in up to 5 units</i>
Unit 7	First	216	2,325	Flexible business, leisure, retail and office <i>Space can be split in up to 3 units</i>
Unit 8	Second	585	6,300	Flexible business, assembly, office and storage <i>Space can be split in up to 5 units</i>
Unit 9	Third	585	6,300	Flexible business, assembly, office and storage <i>Space can be split in up to 5 units</i>



## Location

The property is prominently situated in the heart of Greetland, known as West Vale, 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 A629 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 will relocate their remaining furniture displays to their manufacturing site in Elland after which Rosemount Estates will undertake 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:  
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[walkersingleton.co.uk](http://walkersingleton.co.uk)

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**Walker Singleton**  
Chartered Surveyors