

MARSH & MARSH PROPERTIES

21 Briggate, Brighouse, HD6 1EB

£2950 PCM



A fantastic opportunity is presented by this commercial unit in Brighouse town centre on a high trafficked commercial avenue. This building is a well-known and architecturally predominant building of the commercial area. Its 3350 sq ft offers a large amount of space for any development that will suit this building.

The building comprises four offices (with the first being the main reception area offering a large amount of showroom space), staff room, two storage areas, first floor vault storage and basement vault storage.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

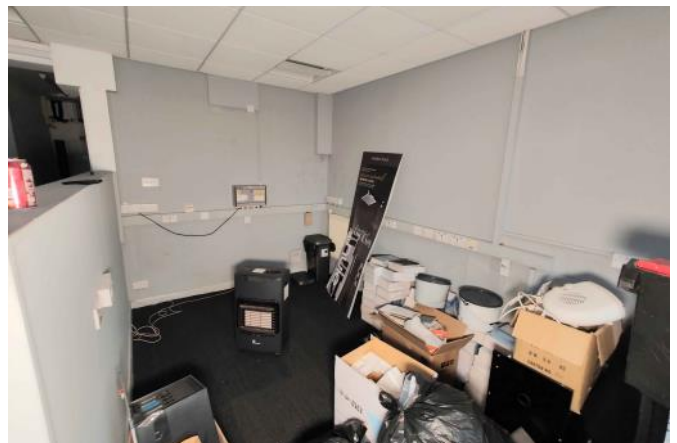
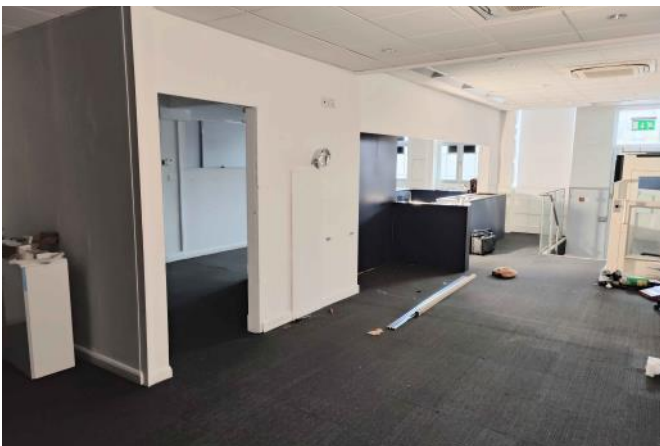
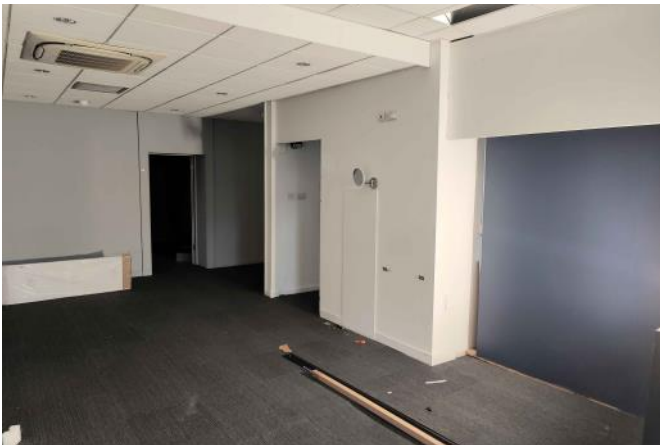
info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

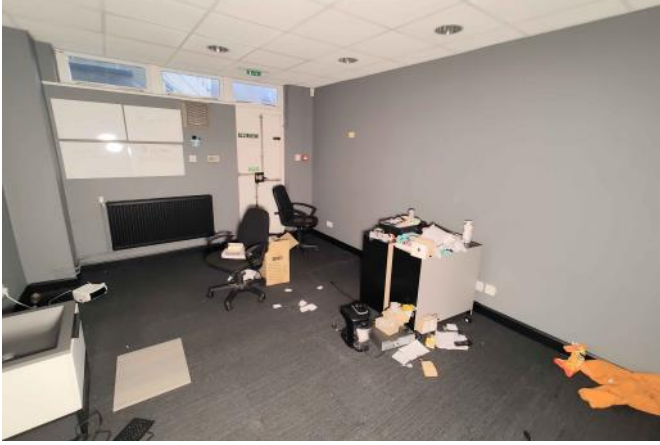
The owners have expressed that the commercial development will not be considered as a bar/pub or nightclub.

Viewings and advertising for the property is handled by Marsh & Marsh Properties Commercial Department with the landlord managing the development of the lease agreement. For further information or enquires please give our offices a call.

OFFICE 1 / RECEPTION 10.0m x 11.5m (32'9 x 37'8)



OFFICE 2 4.9 x 3.6m (16'2 x 11'9)



OFFICE 3 4.0 x 7.1m (13'1 x 23'3)



OFFICE 4 4.5 x 7.1m (14'9 x 23'3)



GROUND FLOOR VAULT 4.2 x 3.2m (13'9 x 10'5)



STAFF ROOM 6.4 x 3.6m (20'11 x 11'9)



STORE 1 3.0 x 1.9m (9'10 x 6'0)

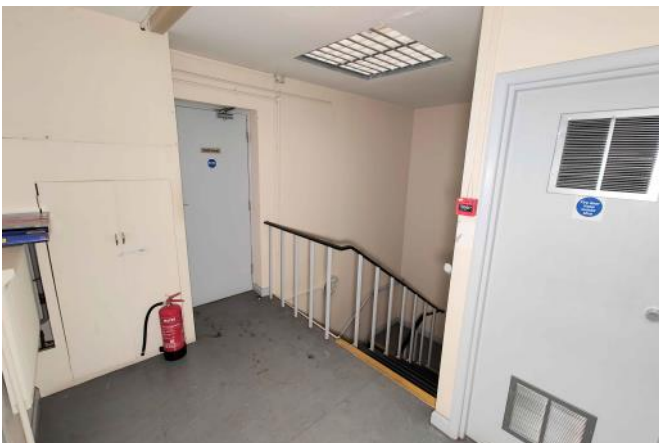


STORE 2 3.0 x 3.6m (9'10 x 11'10)



MEN'S WC

WOMEN'S WC



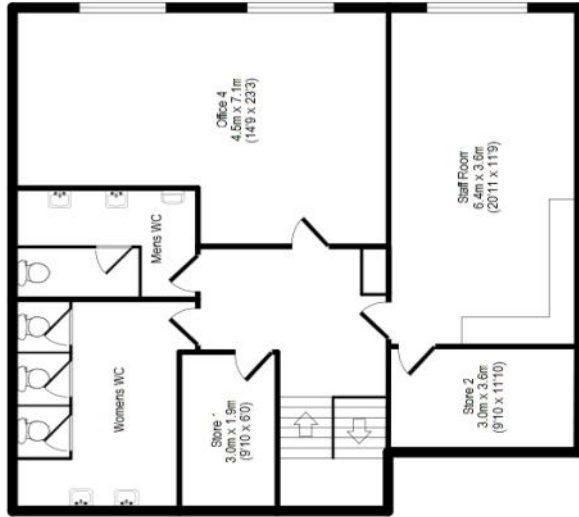
TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

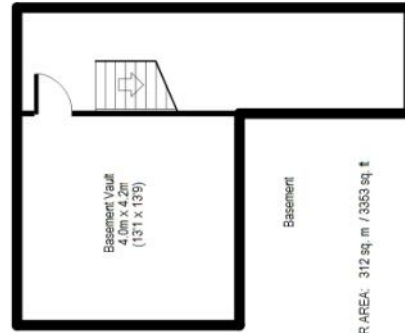
Whilst every endeavour is made to ensure the accuracy of the contents of the rental particulars,

they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



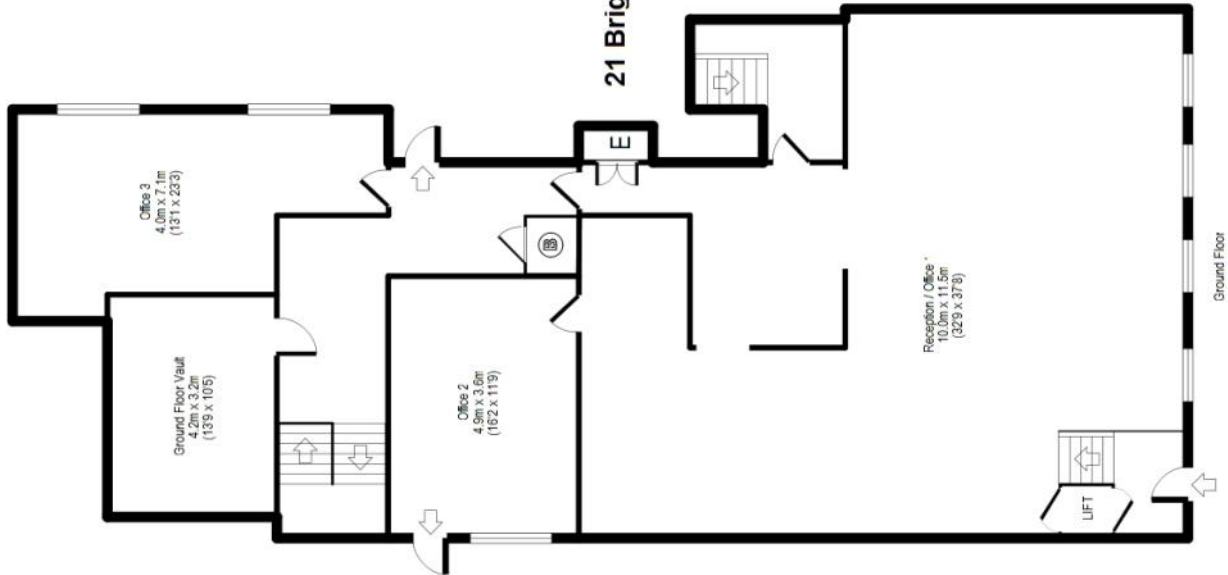


First Floor



APPROX GROSS INTERNAL FLOOR AREA: 312 sq. m / 3363 sq. ft

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