



11A Harrison Road, Halifax HX1 2AF

TO LET

Refurbished Offices
(Under Construction)

8,096 Sq Ft
(752 Sq M)

DESCRIPTION

The premises comprise a stone built Grade II listed detached property fronting on to Harrison Road with a further frontage to Carlton Terrace.

The premises are being converted to provide high quality office space across two floors.

- ✓ Ground & First floor - 7,250 sq ft (673.54 sq m) Gross
- ✓ Available To Let in part or as a whole
- ✓ Ancillary basement stores
- ✓ Refurbishment to provide high quality offices
- ✓ Car parking available

LOCATION

Situated in a town centre location approximately 100 metres from Bull Green and close to the Lloyds Banking Group property. There is a variety of office accommodation in the immediate area providing space for a range of occupiers.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	3,388	315
First	3,629	337
Basement	1,079	100
Total	8,096	752

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

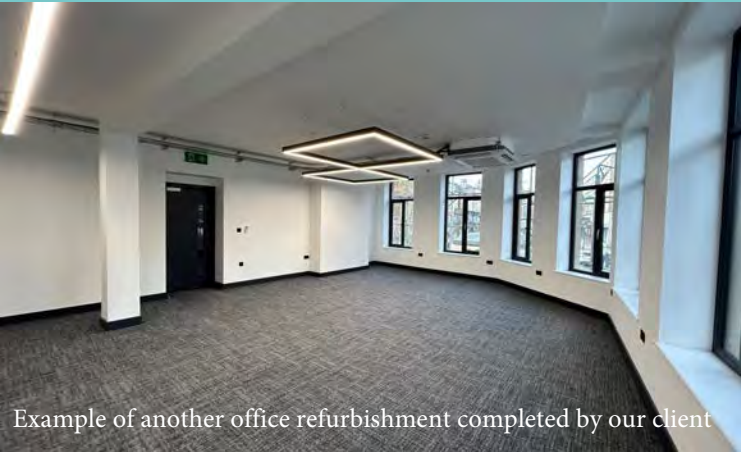
The premises are available To Let by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

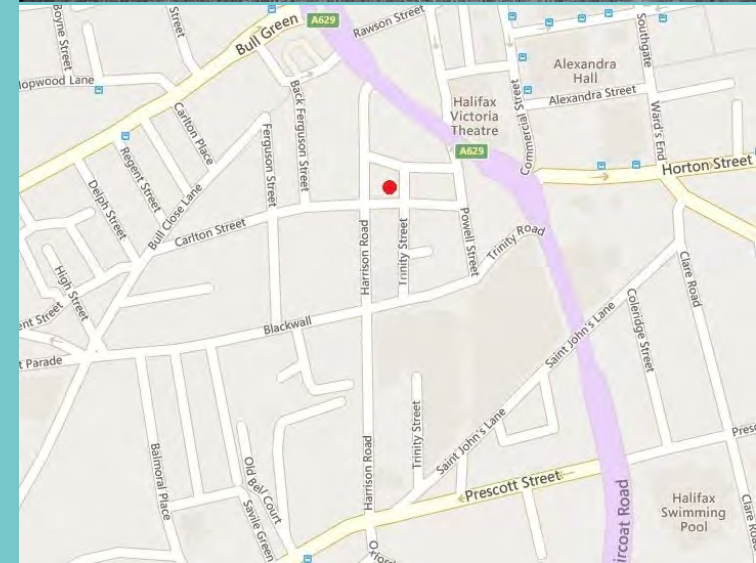
To be assessed following refurbishment.



Example of another office refurbishment completed by our client



Example of another office refurbishment completed by our client



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VIEWING & FURTHER INFORMATION

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