



**INDIA**  
BUILDINGS  
1861

LLOYDS BANKING GROUP

BOROUGH MARKET

DEAN CLOUGH MILLS

BROAD STREET PLAZA

WESTGATE ARCADE

WOOLSHOPS SHOPPING CENTRE

PIECE HALL

HALIFAX CENTRAL LIBRARY

EUREKA CHILDREN'S MUSEUM

TRAIN STATION

← MANCHESTER

LEEDS →

India Buildings, 86 - 88 Horton Street, Halifax HX1 1QE

**TO LET**

Outstanding Mixed Use Development  
Coming Shortly

50,454 Sq Ft  
(4,687 Sq M)

## DESCRIPTION

This eye-catching, Grade II listed property is made up of five substantial floors circling a central glazed courtyard. Originally designed as a wool warehouse, the floors are largely open plan, making them ideal for conversion into a range of uses, subject to planning.

The building includes an adjacent car park, making this one of the few town centre sites with parking.

- ✔ Substantial Grade II Listed building
- ✔ Opposite Train Station & Piece Hall
- ✔ Town Centre location
- ✔ Suitable for a variety of uses (STP)
- ✔ Up to circa 60,000 sq ft
- ✔ To be fully refurbished.

## LOCATION

The property is prominently located at the junction of Horton Street and Church Street in Halifax Town Centre, directly opposite the train station.

Opposite the building is the historic Grade I Listed, Piece Hall - one of the most appealing shopping attractions in the UK. Also within close vicinity is the Halifax Central Library and Eureka.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Building 1	12,585	1,169
Building 2	24,615	2,287
Building 3	11,004	1,022
Building 4	2,250	209
<b>Total</b>	<b>50,454</b>	<b>4,687</b>

## 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.

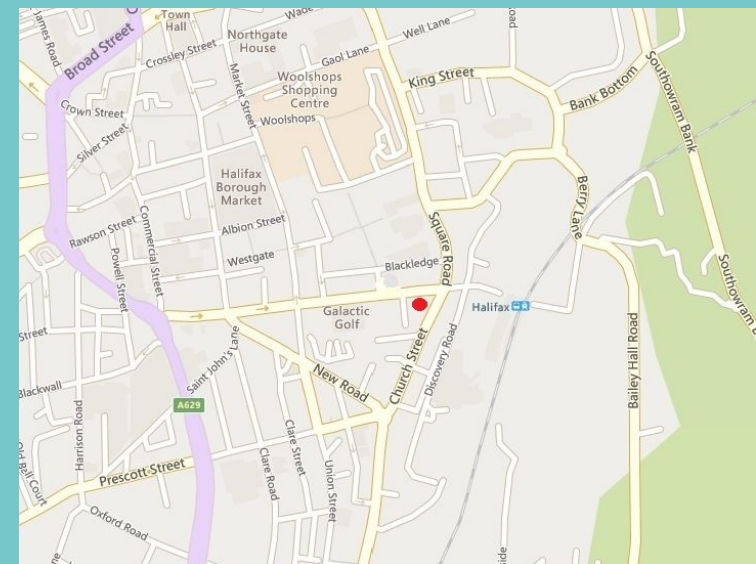
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available To Let as a whole or in parts.

**EPC** The EPC rating is to be reassessed.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Richard Corby**  
0113 887 6760  
[rcorby@lsh.co.uk](mailto:rcorby@lsh.co.uk)

**Matthew Procter**  
0113 887 6708  
[mprocter@lsh.co.uk](mailto:mprocter@lsh.co.uk)



**Piers Fisher**  
01422 430000  
[piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)