



## 22 Halifax Old Road, Halifax, HX3 8HR

£1,500 Per Month

Light industrial unit with two office spaces in Hipperholme, additional mezzanine level and electric roller shutter, available to let immediately.

#### Main unit

52'5" x 26'2"

This light industrial unit benefits from a solid concrete floor, fluorescent strip lighting and electric roller shutter door, along with an on-site W/C, water and drainage services connected.

The mezzanine level to the unit is accessed via a staircase and there are two office spaces within the unit.

These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

#### Office 1

13'6" x 10'1"

#### Office 2

13'1" x 9'3"

#### Mezzanine Level

29'0" x 11'4"

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	