To Let High Quality Office 2,460 – 23, 768 sq ft (228.5 sq m – 2,208.1 sq m)

Quoting Rent

£15.00 per sq ft

The premises provide the following approximate net internal floor areas:

1st Floor – 2,460 sq ft

(228.57 sq m)

2nd Floor – 5,279 sq ft (490.48 sq m)

3rd Floor – 5,282 sq ft (490.80 sq m)

4th Floor – 5,314 sq ft (493.77 sq m)

5th Floor – 5,433 sq ft (504.78 sq m)

Total – 23,768 sq ft (2,208.1 sq m)

A Mill, Dean Clough, Halifax, HX3 5AX

High quality, furnished office suites in a traditional, Grade II listed Victorian Mill building

Dean Clough is the premier office location within Halifax Town Centre and offers excellent transport links, plentiful parking provisions and unbeaten on-site amenities.

Highlights

- Excellent road links in and out of Halifax
- 24/7 Security and CCTV
- DDA Compliant
- On Site Management
- Ground floor business lounge access
- Attractive period features
- VRF Comfort Cooling and Heating



View online at Colliers.com





Location

Dean Clough is situated on the edge of Halifax town centre, in the urban district of Calderdale. Located between Manchester and Leeds, Dean Clough is just a 15 minute drive from the M62 and has direct train links to Manchester, Leeds and London. The property is within 1 mile of Halifax train Station, less than 5 minutes' walk from Halifax Bus Station and presents excellent road links in and out of Halifax.

A Mill provides a Grade two listed Victorian Mill offering a unique and characterful environment. Occupants are exposed to a tasteful interior design with brick arches, stone and brick walls, and cast-iron columns. As well as a Ground Floor business lounge, on-site amenity provision includes various restaurants/cafes – The Engine Room, True North, Thai Corner and the Weaver Room, in addition to a convenience store.

Description

A Mill at Dean Clough offers a predominantly open plan workspace with separate meeting rooms to accommodate this. Occupiers also benefit from excellent on-site amenity provisions. The accommodation provides the following specification:

- VRF Comfort Cooling/Heating
- Suspended Ceilings
- Male, Female & Accessible WCs
- Secure Cycle Storage

Accommodation

We understand that the property has been measured in accordance with the RICS Code of Measuring Practice to provide with the following Net Internal Areas:

- 1st Floor 2,460 sq ft (228.57 sq m)
- 2nd Floor 5,279 sq ft (490.48 sq m)
- 3rd Floor 5,282 sq ft (490.80 sq m)
- 4th Floor 5,314 sq ft (493.77 sq m)
- 5th Floor 5,433 sq ft (504.78 sq m)

Car Parking

Car parking spaces can be made available in a secure on-site car park at a rate of £1,100 per space per annum.

Nearby car parking is also available within a 5 -10 minute walk.

Terms

The suites are available either as a whole or on a floor by floor basis by way of a new effective Full Repairing and Insuring Lease for a term to be agreed at a quoting rent of ± 15.00 per sq. ft. per annum exclusive.

Business Rates

We advise all interested parties to make their own enquiries of the local rating authority.

EPC rating: C (54)

- Energy Efficient Lighting
- Raised Access Floors
- Business lounge access
- DDA Compliant
- Kitchen facilities

For further information please contact:

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