

TO LET

**NEW BUILD INDUSTRIAL UNITS
NETHERTON MILL
HOLDSWORTH ROAD
HALIFAX
HX3 6SN**

- NEW-BUILD INDUSTRIAL UNITS
- 1,500 - 6,975 SQ FT
- DRIVE IN ACCESS
- LARGE YARD



TO LET

New Build Industrial Units
Holdsworth Road
Halifax
HX3 6SN

- NEW-BUILD INDUSTRIAL UNITS
- 1,500 - 6,975 SQ FT
- DRIVE IN ACCESS
- LARGE YARD



Location

The property is situated along Holdsworth road accessed off Shay Lane in the Holmfield area of Halifax approximately 3 miles North of the Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located within 8 miles via the A629 Trunk Road.

Description

The property briefly comprises a tranche of new-build modern steel portal framed industrial units benefiting from;

- Solid concrete floor
- 3.4m x 3.4m Roller Shutter
- High bay LED lighting
- Minimum eaves height of 4.0 meters
- High security stainless steel personnel doors;
- 3-phase electricity supply
- Potential for offices accommodation
- W/C facilities

The site is to be secured with a gated entrance and each unit will have the additional benefit of additional parking on site.

Rental

On Application

Rateable Value

The units are to be assessed for Uniform Business Rates purposes.

EPC

Available upon Request.

Terms

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

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information or if you wish to arrange a viewing, please contact the sole letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 4249/Nov-21



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.