

# TO LET (May Sell)

**FORMER GAS WORKS SITE  
CHAPEL LANE/GAS WORKS  
ROAD  
SOWERBY BRIDGE  
HX6 3LF**

- SUBSTANTIAL YARD
- TOTAL SITE AREA: 1.85 ACRES (0.75 HECTARES)
- GOOD MOTORWAY LINKS
- MAY SPLIT



# TO LET (May Sell)

Former Gas Works Site  
Chapel Lane/Gas Works Road  
Sowerby Bridge  
HX6 3LF

- **SUBSTANTIAL YARD**
- **TOTAL NET SITE AREA: 1.85 ACRES (0.75 HECTARES)**
- **GOOD MOTORWAY LINKS**
- **MAY SPLIT**



## Accommodation

| The Total Approximate area is:  |             |             |
|---|-------------|-------------|
|   | Acres       | Hectares    |
| <b>Total Approximate Area</b>   | <b>1.85</b> | <b>0.75</b> |
| All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent. |             |             |

## Terms

The property is available To Let by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

Alternatively, the premises could potentially be available For Sale with further details available on application.

## VAT

The rental/price quoted are exclusive of VAT (if applicable).

## Legal Fees

Each party to be responsible for their own legal fees 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](mailto:piers.fisher@walkersingleton.co.uk)

### Ryan Barker

Direct Line: 01422 430024

Email: [ryan.barker@walkersingleton.co.uk](mailto:ryan.barker@walkersingleton.co.uk)

Ref: 19724

Nov-21

## Location

The site is accessed off the main A58 trunk road at Bolton Brow at the junction with the A6026 Wakefield Road via Chapel Lane to the East of Sowerby Bridge Town Centre. Sowerby Bridge is located approximately 3 Miles West of Halifax Town Centre and is easily accessible to both Junctions 22 & 24 of the M62 Motorway.

## Description

The site is broadly rectangular in shape being of level topography and has recently been cleared of all vegetation. Entry to the site is from Gas Works Road/Chapel Lane via secure gated access.

The premises are considered suitable for use as a secure compound/yard for storage purposes.

There are currently no services understood to be connected to the site and therefore interested parties are advised to satisfy themselves in this regard.

## Rental

**£50,000 Per Annum Exclusive**



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.