

TO LET

**UNIT 14
PHOEBE LANE MILLS
PHOEBE LANE
HALIFAX
HX3 9EX**

- HYBRID INDUSTRIAL UNIT
- 3,332 SQ FT (308.61 SQ M)
- DRIVE IN ACCESS
- CLOSE TO HALIFAX TOWN CENTRE



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Accommodation

The Total Approximate internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	2077	193.68
First Floor	1238	115.08
Total Approximate Area	3322	308.61

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.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £6,300.

EPC

The property has been assessed with an EPC rating of D (86).

Terms

The property is 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 to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to book a viewing please contact the Sole Letting Agent:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 13276

Dec-23

Location

The property forms part of Phoebe lane Industrial Estate which is situated along Phoebe Lane approximately 1 mile from Halifax Town Centre. Phoebe Lane links Shaw Lane and Oxford Lane in Siddal, with junction 24 of the M62 Motorway Network approximately 4 miles to the South.

Description

The premises briefly comprises a two story hybrid industrial unit with a solid concrete ground floor space within the Phoebe Lane Mills industrial site located on the outskirts of Halifax Town Centre. The unit benefits from:

- Steel roller shutter (Width 3.3m x Height 2.9)
- Gas blower
- First floor office space
- Kitchen/WC facilities
- Fire alarm system
- Data points

Services connected to the property include three phase electric, gas, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£14,000 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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