

## TO LET

**TIMEFORM HOUSE  
NORTHGATE  
HALIFAX  
WEST YORKSHIRE  
HX1 1XF**

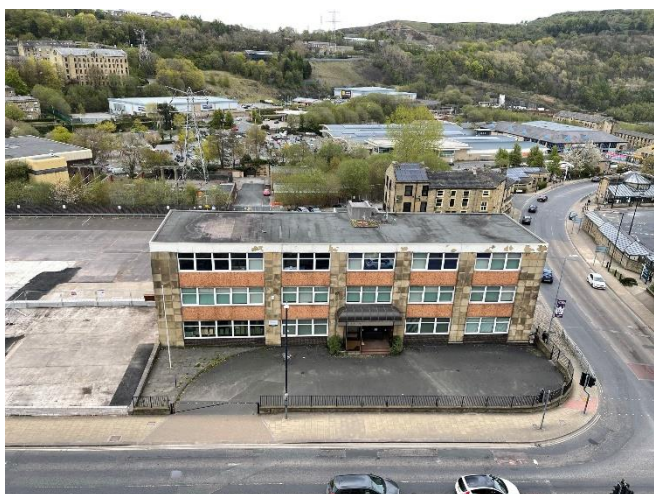
- OFFICES/LEISURE PREMISES
- 9,252 SQ FT (859.75 SQ M)
- TOWN CENTRE LOCATION
- PRIVATE PARKING
- SUITABLE FOR A VARIETY OF USES (STPP)



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	2,698	250.64
First Floor	3,243	301.27
Second Floor	3,311	307.59
<b>Total Approximate NIA</b>	<b>9,252</b>	<b>859.51</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.

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £60,000.

## EPC

The property has been assessed with an EPC rating of C (65).

## Terms

The property is available To Let by way of a Full Repairing and Insuring lease of a term to be agreed.

## VAT

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

## Legal Fees

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

## Viewing

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

### Ryan Barker

Direct Line: 01422 430024

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

### Piers Fisher

Direct Line: 01422 430022

Email: [piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)

Ref: 29551/Sep-22

## Location

The property is prominently situated at the Junction of Northgate and Winding Road with rear frontage to Cross Street in the Town Centre of Halifax. The property sits adjacent the bus station which is due to be redeveloped with Broad Street Plaza comprising a multi-storey car park, Vue cinema, hotel and leisure complex located directly opposite. Immediately adjacent the site to the North is a vacant cleared site which is the subject of a Planning Appeal for a drive-through restaurant/café scheme.

## Description

The property briefly comprises a three storey concrete framed office building with ashlar stone clad piers to the front elevation, mosaic tiled floor bands and brick cladding to the rear elevation. The property provides 3 floors of offices with a combination of open plan and private offices served by a passenger lift together with internal garage/store accessed via a loading door from the rear car park. Externally there is a car park/forecourt to the front and car parking to the rear with 34 marked parking spaces.

The property sits on an approximate site area of 0.465 acres (0.19 Hectares).

All mains services are connected to the property. These services have not been tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**£40,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

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