

TO LET

**ELSIE WHITELEY INNOVATION
CENTRE
HOPWOOD LANE
HALIFAX
HX1 5ER**

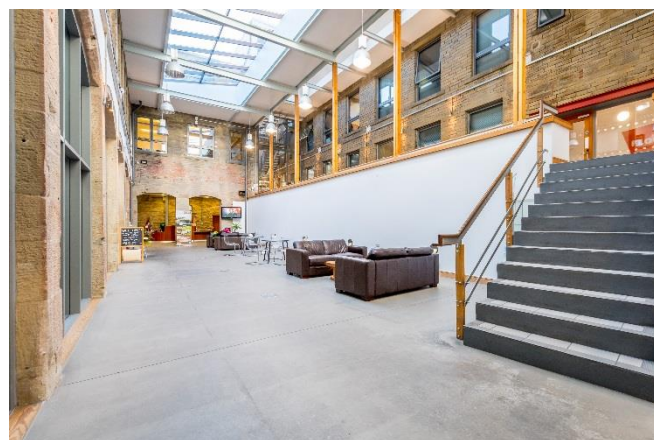
- HIGH SPECIFICATION OFFICE SUITES
- INCLUSIVE RENTS
- FROM 100 SQ FT TO 3,000 SQ FT
- CLOSE TO HALIFAX TOWN CENTRE



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Location

The Elsie Whiteley Innovation Centre is situated at Hopwood Lane and is located on the western fringe of Halifax Town Centre.

Description

The property comprises a high specification multi-storey stone built mill conversion now providing excellent quality office accommodation in suites from 100 sq.ft up to 3,000 sq.ft. each with their own character, including both plastered and painted and exposed masonry internal wall finishes.

Individual suites have been finished to a high standard throughout including carpeting, Category II Lighting, flood wiring and period features. All have access to kitchen and WC facilities, meeting rooms, on site café and break out areas.

Rental

£16 per sq ft per annum

Rateable Value

Individual suites are separately assessed and the tenant is responsible for the payment of business rates to the Local Authority.

Terms

The premises are available to let on a new lease, for a term to be agreed, incorporating regular rent reviews where applicable.

The rent quoted below is inclusive of power and heat, main reception facility, cleaning and maintenance of common areas.

Facilities

The Elsie Whiteley Innovation Centre offers a wide range of added value services including, secretarial support, photocopying, fax and post handling. In addition, there are a range of meeting rooms and conference facilities available.

All tenants within the Elsie Whiteley Innovation Centre are also able to access business support from a resident business development manager together with regular free advisory sessions in clinics with various industry professionals.

EPC

The property has been assessed with an EPC rating of C (74).

VAT

The rentals quoted are exclusive of VAT.

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: 28692

May-21



Property House, Lister Lane, Halifax, HX1 5AS

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