

TO LET

**JUTE SHED
DEAN CLOUGH
OLD LANE
HALIFAX
HX3 5AX**

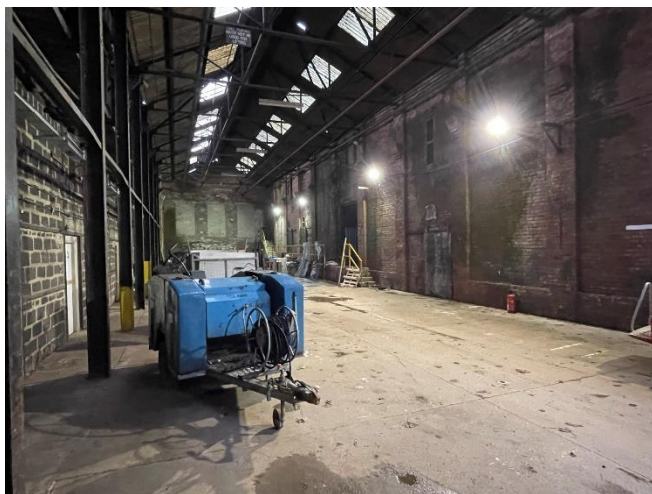
- INDUSTRIAL UNIT
- 7,724 SQ FT (717.58 SQ M)
- DRIVE-IN ACCESS
- SECURE PRIVATE YARD



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	7,724	717.56

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 Business Rates Purposes with a Rateable Value of £17,500.

EPC

The property has been assessed with an EPC rating of TBC.

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 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:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: D/C

Sep-23

Location

The Jute Shed is located within the Dean Clough complex situated approximately 1 mile North of Halifax Town Centre. Access the the Jute Shed is via Old Lane which links to the main A629 Ovenden Road and Northgate within Halifax Town Centre

Description

The Jute Shed briefly comprises a high bay industrial unit situated with the Dean Clough Mills site on the outskirts of Halifax Town Centre. The unit is benefits from:

- Solid concrete floor;
- High bay lighting;
- A steel roller shutter (4.44m x 4.48m);
- Security alarm system;
- A secure private yard.

Services connected to the property include electric, 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

£25,000 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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