

## TO LET

**UNIT 7  
FIRST FLOOR, VICTORIA MILLS  
STAINLAND ROAD  
GREETLAND  
HALIFAX  
HX4 8AD**

- PROMINENTLY POSITIONED TRIPLE-ASPECT UNIT
- SUITABLE FOR A VARIETY OF USES
- CHARACTER FEATURES
- ON-SITE PARKING AVAILABLE
- 2,409 SQ FT (223.8 SQ M)



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## Accommodation

The Total Approximate net/gross internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate NIA/GIA</b>	<b>2,409</b>	<b>223.8</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 requires re-assessing for Business Rates Purposes.

## EPC

EPC rating 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 should you wish to arrange a viewing, please contact the sole letting agents:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

### Ryan Barker

Direct Line: 01422 430024

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

Ref: 31980

May-23

## Location

The premises are prominently situated within the iconic Victoria Mills which is at the heart of Greetland, known as West Vale, between Halifax and Elland. The village provides access to an array of retailers, sandwich shops, restaurants and bars. It is well served by bus routes to Halifax, Huddersfield and the surrounding villages whilst also having excellent access to the regional and national motorway network via the A629 to Junction 24 of the M62 which is only 3 miles away, making this a fantastic business location.

## Description

Flexible first floor premises which would suit a variety of uses including leisure, retail & offices. The unit, which occupies a prominent position in the lovingly restored former textile mill has been recently refurbished to include contemporary energy-efficient benefits whilst retaining the character and charm of the original features - exposed beams, timber flooring and exposed stone walls - which make the building special. The unit is accessed via newly refurbished common areas including a new passenger lift and there is ample parking available both on site and in local car parks.

We understand Victoria Mills benefits from all mains services which can be connected to the premises. 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

### Rent On Application



Property House, Lister Lane, Halifax, HX1 5AS

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