

TO LET

**UNIT 15
HALIFAX INDUSTRIAL ESTATE
PELLON LANE
HALIFAX
HX1 5RW**

- LOADING ACCESS VIA STEEL ROLLER SHUTTER
- TRADE COUNTER/WORKSHOP/WAREHOUSE
- 1,326 SQ FT (123.19 SQ M)
- POPULAR INDUSTRIAL CENTRE LOCATION



TO LET

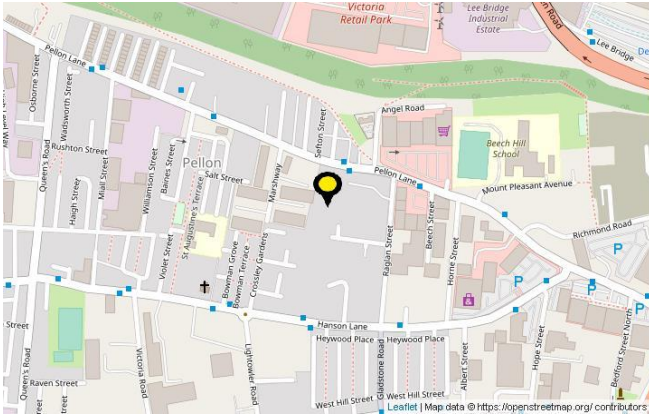
Unit 15

Halifax Industrial Centre, Pellon Lane

Halifax

HX1 5RW

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- **TRADE COUNTER/WORKSHOP/WAREHOUSE**
- **1,326 SQ FT (123.19 SQ M)**
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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	1,326	123.19

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 The property has been assessed for uniform business rates with a rateable value of £9,600.

EPC

The property has been assessed with an EPC rating of The property has been assessed with an EPC rating of C(70).

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 prices 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

Johnjoe Wright

Direct Line: 01422 430020

Email: johnjoe.wright@walkersingleton.co.uk

Ref: 31987

Aug-23

Location

Halifax Industrial Estate is situated on Marshway, off Pellon Lane, one of the main arterial routes from Halifax and within ½ mile of the Town Centre. Road communications are good with easy access to the main road network and the M62 motorway. Halifax Industrial Estate is a well established Trade counter/warehouse site.

Description

The premises comprise a modern portal framed terraced Industrial unit benefitting from solid concrete flooring, WC, drive in/loading access via a full height steel roller shutter door and personnel entrance.

Mains services to include electric, water, gas and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£12,500 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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