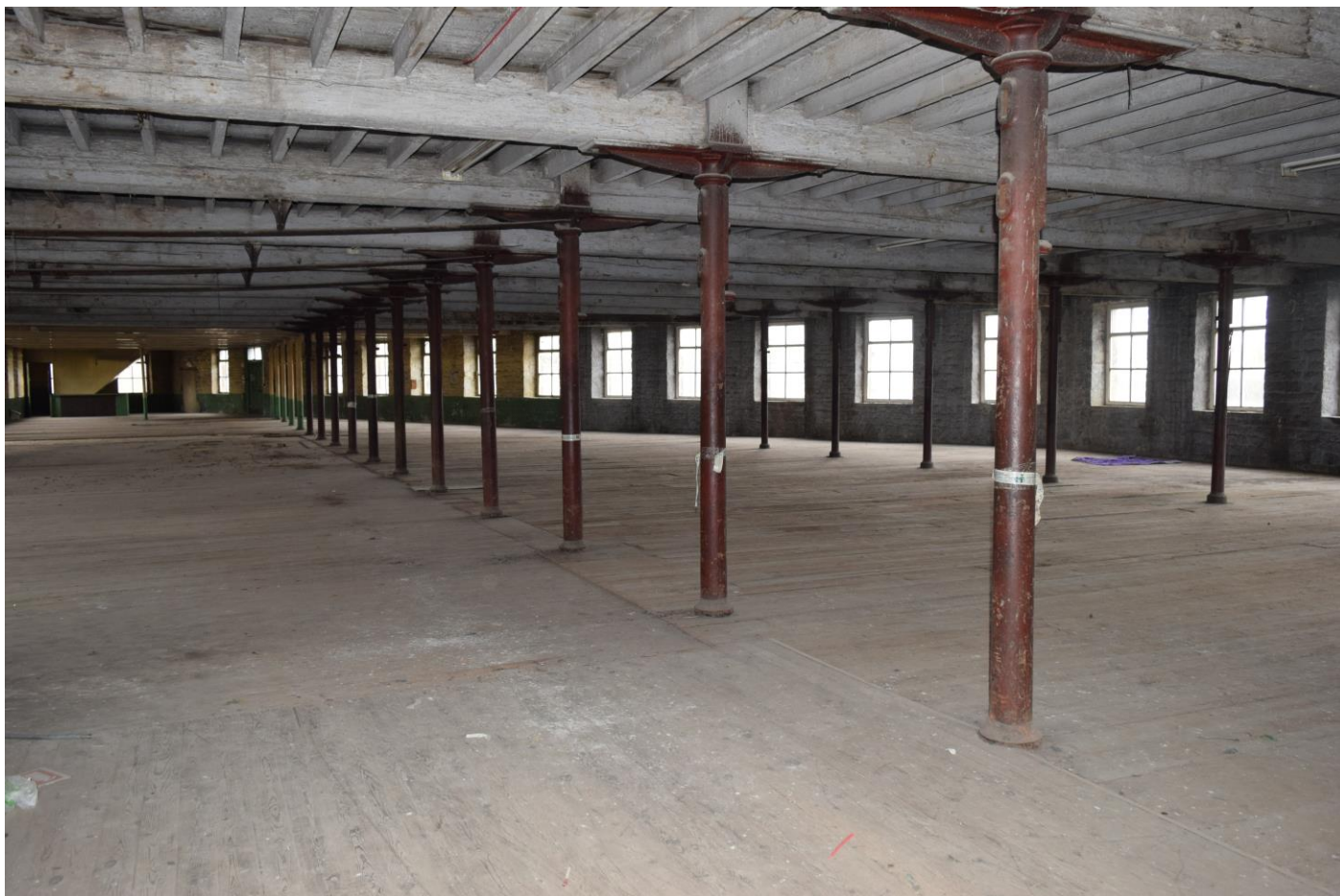


Walker Singleton

TO LET

5th Floor
1862 Warehouse
Shaw Lodge Mills
Halifax
HX3 9ET

- Upper Floor Mill Premises
- 9,700 Sq Ft (901.13 Sq M)
- Service Lift Access
- On Site Car Parking



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Location

The property forms part of the Shaw Lodge complex situated at Shaw Lane, Halifax, West Yorkshire, ideally located between Manchester and Leeds and served by major road, rail and airport services.

Description

The property briefly comprises the upper floor within the 1862 Warehouse of Shaw Lodge Mills. This substantial former textile mill complex provides a variety of industrial and workshop accommodation ranging from single storey warehousing to multi-storey mill buildings. The accommodation can be broken down in many configurations to suit individual tenants requirements.

The available space benefits from timber floor, fluorescent strip lighting and service lift access.

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

£17,500 Per Annum Exclusive

Accommodation

The total approximate net/gross internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA/GIA	9,712	902.24

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 will need reassessing for Business Rates Purposes.

EPC

TBC.

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

VAT

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

Legal Fees

Each party to be responsible for their own legal fees 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

Ref: 20103

Date: Jan-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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