

TO LET

**7 CLARE ROAD
HALIFAX
HX1 2HX**

- UNIQUE BESPOKE OFFICE OPPORTUNITY
- 1,642 SQ FT (152.54 SQ M)
- TOWN CENTRE LOCATION
- CAR PARKING TO THE REAR
- ADDITIONAL 1,801 SQ FT AVAILABLE



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Location

The property is situated along Clare road within Halifax Town Centre having close proximity to many major occupiers including Lloyds Retail Banking Headquarters, the Leeds Beckett University Business Centre and Eureka! The National Children's Museum.

Good transport links exist with Leeds City Centre within 15 miles (30 mins by train). Manchester within 20 miles (40 mins by train) and London Kings Cross 2 hours by train

Description

The offering comprises the opportunity for a modern bespoke offices for the new occupier close to Halifax Town Centre. The property is set over 4 storeys and could offer a combination of open plan and private offices.

Internally, the property is able to be configured to the incoming tenants requirements and specification and is able to be constructed to the new occupiers desires potentially incorporating bespoke break out areas and shower rooms.

Externally, there is private car park at the rear of the property and is a very short walk from Halifax Town Centre.

There is an additional 1,801 sq ft of office space that is available in the adjacent building should the occupier require further space.

Rental

From £10 Per Sq Ft Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
7 Clare Road	1,642	152.54
9 Clare Road	1,801	163.31
Total Approximate NIA	3,443	319.85

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 £13,500.

EPC

The property has been assessed with an EPC rating of C (75).

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:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

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May-23



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