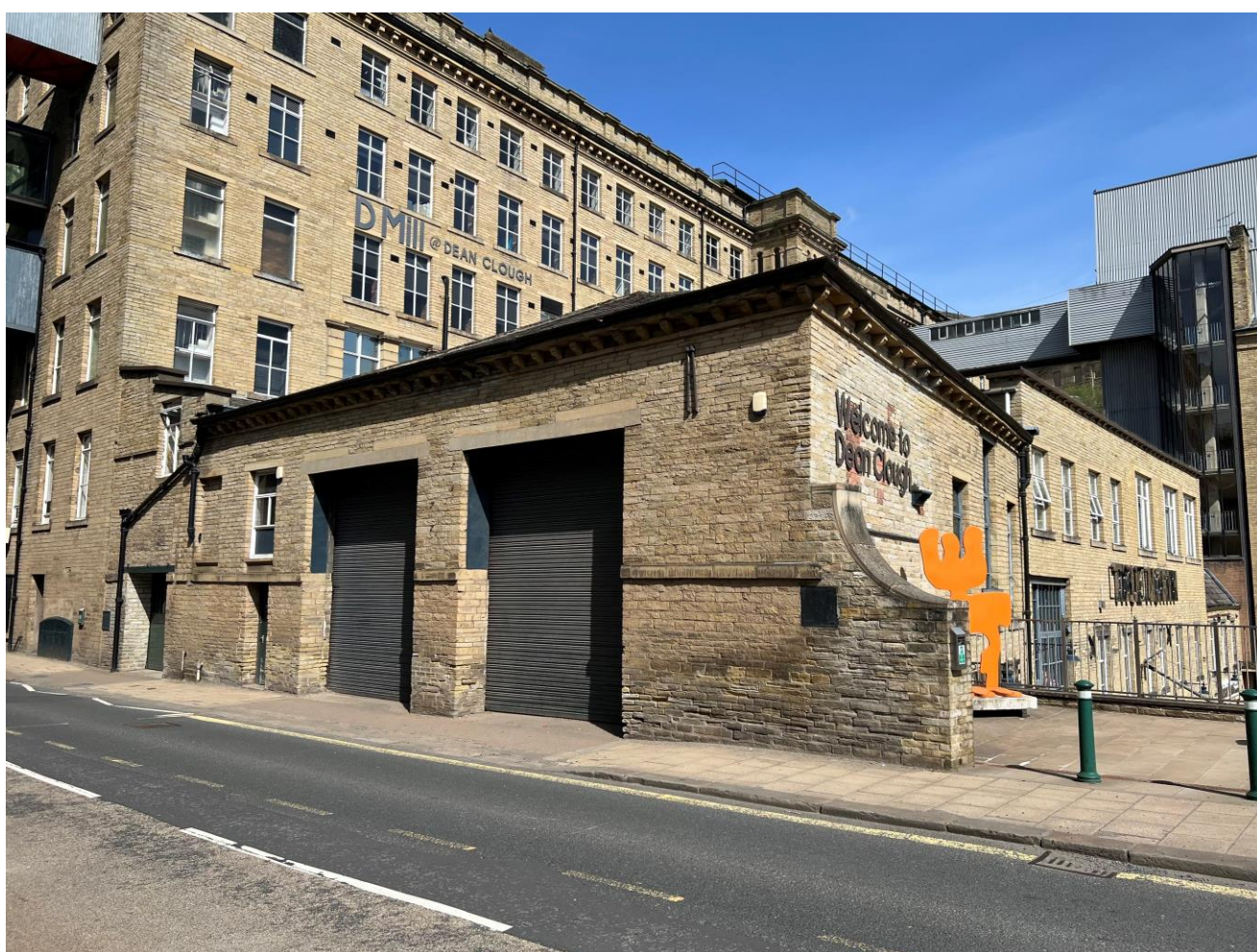


TO LET

**JOHN BROWNS ROW
DEAN CLOUGH MILLS
HALIFAX
HX3 5AX**

- PROMINENT ROADSIDE LOCATION
- 2,456 SQ FT (229 SQ M) (INC MEZZ)
- CHARACTER FEATURES
- POTENTIAL FOR A VARIETY OF USES



TO LET

John Browns Row
Halifax
HX3 5AX

- PROMINENT ROADSIDE LOCATION
- 2,456 SQ FT (229 SQ M) (INC MEZZ)
- SET WITHIN DEAN CLOUGH COMPLEX
- CHARACTER FEATURES



Location

The property is located along Dean Clough Road, within the Dean Clough complex situated on the periphery of Halifax Town Centre. Halifax is located approximately 15 miles to the west of Leeds City Centre.

Description

The property is conveniently placed at the centre of Dean Clough with easy access to all its facilities and benefits from a prominent roadside position, with access via two steel roller shutter doors & a pedestrian door.

Internally the property offers open plan accommodation with a mezzanine gallery. With character features such as exposed stone walls and beams the property has potential to be used for a variety of uses.

Dean Clough is a 22 acre development that is now a major business and cultural centre with over 100 businesses, 3,300 workers and 60,000 visitors a year. The latest phase of development includes retail and catering units, The Next Level Bar/Restaurant, Stodfold Real Ale Bar and various other food establishments. Other facilities include crèche, hairdressers, beautician, physiotherapist, taxi rank, theatre and art gallery.

Rental

£16,000 Per Annum Exclusive

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	1,991	184.97
Mezzanine	474	44.04
Total Approximate GIA	2,465	229

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 £7,800.

EPC

The property is exempt from EPC requirements.

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 will be subject to VAT at the prevailing rate.

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to book a viewing please contact the Letting Agent:

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: DC

Jul-23



Property House, Lister Lane, Halifax, HX1 5AS

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