

# Walker Singleton

## TO LET

Richmond Mills  
Richmond Road  
Halifax  
West Yorkshire  
HX1 5SZ

- 14,538 SQ FT (1,350.58 Sq M)
- SUITABLE FOR A VARIETY OF USES (STPP)
- LOCATED 4 MILES FROM THE M62
- GROUND FLOOR ROLLER SHUTTER ACCESS



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## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>14,538</b>	<b>1,350.58</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 has been assessed for uniform business rates with a rateable value of £9,200.

## EPC

The property has been assessed with an EPC rating C (71).

## 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](mailto:piers.fisher@walkersingleton.co.uk)

### Johnjoe Wright

Direct Line: 01422 430020

Email: [johnjoe.wright@walkersingleton.co.uk](mailto:johnjoe.wright@walkersingleton.co.uk)

Ref: 44204

Date: May-24

## Location

The property is well situated on the periphery of Halifax Town Centre just off Richmond Road and approximately 4 miles from the M62. The property also benefits from ground floor roller shutter access from the Richmond Road elevation

## Description

The property briefly comprises a mill premises set over 4 storeys with ancillary basement stores. Internally, the property provides a predominantly open plan accommodation with personnel entrance and roller shutter leading onto Richmond Road.

Internally, the property consists of an open floor plan and has the potential of being suitable for a variety of uses subject to the relevant planning permissions. The property benefits from WC facilities and a kitchenette.

Services connected to the premises include electricity, water and drainage. Please note these services have not been tried or tested and interested parties are advised to satisfy themselves as to suitability and condition.

## Rental

**£32,000 Per Annum Exclusive**



**Walker Singleton**  
**walkersingleton.co.uk | 01422 430000**

Property House, Lister Lane, Halifax, HX1 5AS

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