

TO LET/FOR SALE

13-14 DRAKES INDUSTRIAL ESTATE
SHAY LANE
HALIFAX
HX3 6RL

- INDUSTRIAL WORKSHOP WITH OFFICES
- 3,973 SQ FT (369.14 SQ M)
- INDUSTRIAL ESTATE LOCATION
- DRIVE IN LOADING



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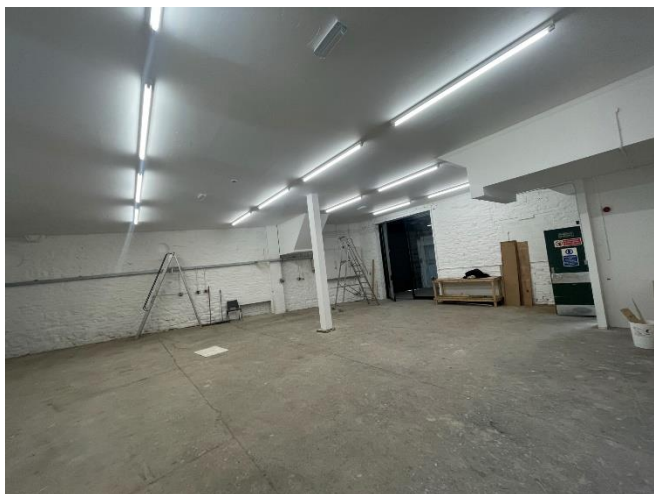
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£275,000 For The Freehold

Accommodation

The Total Approximate internal floor areas are:		
	Sq Ft	Sq M
Warehouse (GIA)	2,893	268.76
Mezzanine (GIA)	137	12.73
Offices (NIA)	943	87.65
Total Approximate	3,973	369.14

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.

Location

The premises are located on the popular Drakes Industrial Estate accessed off Shay Lane in the well populated Ovenden area to the north of Halifax town centre. The Estate houses many well established companies including Hanson Plywood Ltd, and Hutton & Cawood Building & Joinery Ltd.

Description

The property briefly comprises an industrial workshop with first floor office space situated on Drakes Industrial Estate.

The property benefits from having a roller shutter door, solid concrete flooring, mezzanine area & fluorescent strip lighting. The first floor offices benefit from having a staff canteen, w/c facilities, paint & plaster walls, carpet flooring.

Externally the property benefits from parking for 2 cars.

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

Rental/Price

£18,000 Per Annum Exclusive

Rateable Value

The property will need reassessing for Business Rates purposes.

EPC

Available on request.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed. The Freehold Interest of the property is available For Sale with Full Vacant Possession.

VAT

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

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling/letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 45167

Jul-23



Property House, Lister Lane, Halifax, HX1 5AS

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