

# Walker Singleton

## TO LET

Windsor Works Business Centre  
Victoria Road  
Hebden Bridge  
West Yorkshire  
HX7 8LN

- WORKSHOP, STUDIO, OFFICES AND STORAGE UNITS
- FULLY REFURBISHED ACCOMMODATION
- FLEXIBLE TERMS AVAILABLE
- CCTV AND ON-SITE PARKING



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**Windsor Works Business Centre**  
**Victoria Road**  
**Hebden Bridge**  
**HX7 8LN**



## Location

The Windsor Works complex is situated on Victoria Road which is accessed via the main Valley Road which runs through the centre of Hebden Bridge. Both the A646 Burnley Road and the local train station are within 1 mile of the complex. Surrounding occupiers include commercial, industrial and residential users.

## Description

The premises comprise a substantial former industrial complex which has undergone extensive refurbishment works and design to create a combination of workshops and storage units ranging from lock-up starter units to larger manufacturing space.

The premises have the benefit of extensive parking facilities and the units are served by an internal service road within the complex which provides vehicular access and good under-cover loading facilities. The accommodation is considered suitable for a variety of uses including workshop, manufacturing, assembly and storage based uses.

The accommodation has been fully refurbished throughout with each self-contained unit benefitting from an open plan configuration with secure locking doors, painted plastered walls and ceilings, fluorescent strip lighting and solid concrete floors. Several of the units also benefit from good natural light with windows overlooking the car park area. Communal male, female and disabled W/C facilities are provided along with a kitchen area.

Access to the business centre is provided directly off Victoria Road through a security gate which is operated by coded key fobs which are only issued to the tenants. The business centre is also monitored by a CCTV system for additional security.

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## Rental

**From £474.00 Per Month Exclusive**

## Accommodation

**The total approximate gross internal floor areas are:**

	Sq Ft	Sq M
Unit 10	474	44.03
<b>Total approximate GIA</b>	<b>1,051</b>	<b>97.64</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

Please enquire within.

## EPC

The property has been assessed with an EPC rating of Band C (60).

## Terms

The premises are available To Let on flexible licence agreements for a minimum 6-month term.

## VAT

The rentals quoted are exclusive of any VAT.

## Legal Fees

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

## Viewing

For more information or to book a viewing please contact the agent:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

### Piers Fisher

Direct Line: 01422 430022

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Ref: 20840 Date: Feb-24



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