

TO LET

**The Tannery
Bradford Road
Northowram
HX3 7HR**

- **Newly Refurbished Office Suites**
- **Range of Sizes Available**
- **Characterful Features Retained**
- **On-Site Car Parking**
- **PLEASE ENQUIRE FOR UP TO DATE AVAILABILITY**

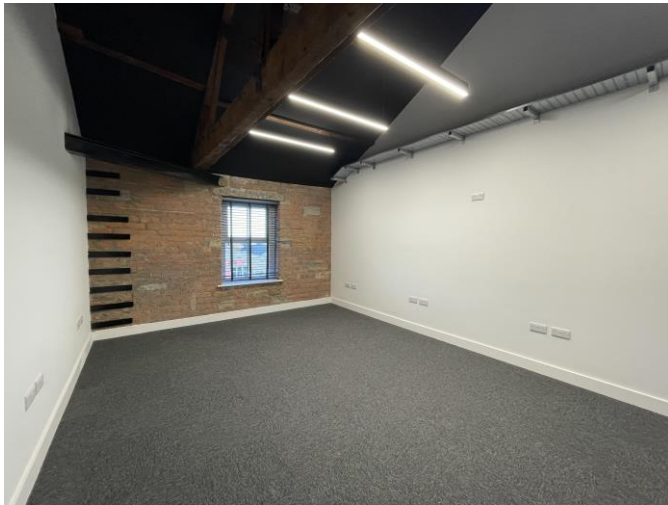


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Description

The property briefly comprises a series of first floor office suites within the newly refurbished Tannery Business Centre.

The suites will provide a high specification finish with modern fixtures and fittings throughout, and there is access to ample on-site car parking.

Location

The Tannery Business Centre is set in the heart of Northowram, with frontage to the main through road for the area, Bradford Road. Northowram offers a commercially popular village centre surrounded by a sought after residential locality. The village is strategically well located, sitting between Halifax and Bradford.

Accommodation, Availability & Leasing Terms

<u>Suite No</u>	<u>Sq. Ft</u>	<u>Sq.M</u>
Suite 1	200	18.58
Suite 2	220	20.44
Suite 3	280	26.01
Suite 4	260	24.15
Suite 5	270	25.08
Suite 6	380	35.30
Suite 7	90	8.36
Suite 8	280	26.01
Suite 9	200	18.58

*Please note we have relied on Landlord's measurements and the suites have not been measured by Walker Singleton.

- Electricity, water, wifi and parking are all included within the quoting rental.
- The suites are available on flexible terms. Please enquire for further information.
- The suites require assessment for non-domestic business rates purposes.



Property House, Lister Lane, Halifax, HX1 5AS

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EPC

The property will require an assessment for an Energy Performance Certificate.

VAT

We have been informed that VAT is not applicable to the quoting rentals.

Legal Fees

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

Business Rates

The Rateable Values will be available upon request once the property has been assessed for uniform business rates purposes. Payment of business rates will be the occupier's responsibility.

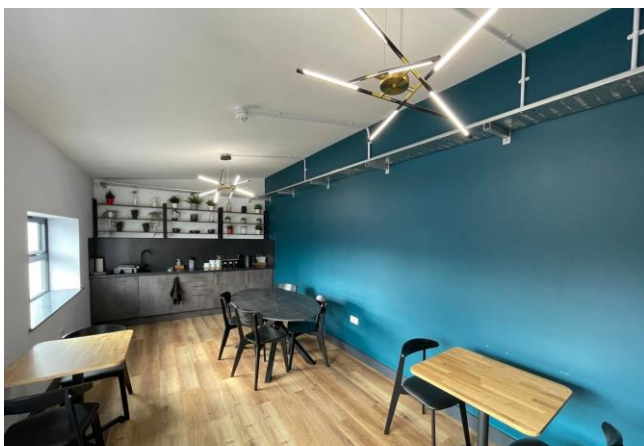
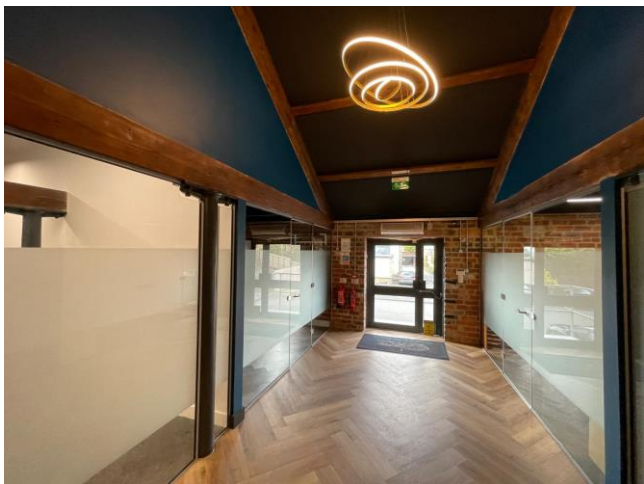
Viewing

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

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk



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