

TO LET

**G MILL GROUND FLOOR SOUTH
DEAN CLOUGH
HALIFAX
HX3 5AX**

- WAREHOUSE SPACE
- 3,758 SQ FT (349.12 SQ M)
- TAIL DOCK LOADING
- SITE PARKING AVAILABLE



TO LET

G Mill Ground Floor South
Halifax
HX3 5AX

- WAREHOUSE SPACE
- 3,758 SQ FT (349.12 SQ M)
- TAIL DOCK LOADING
- SITE PARKING AVAILABLE



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 premise comprises of a warehouse space which is predominantly open plan situated within the Dean Clough Estate, benefitting from:

- Tail dock loading
- Timber flooring
- LED lighting
- Site parking
- On site management
- 24 hour security

The property has an electricity connection. Please note none of the services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

Leasehold On Application

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	3,758	349.12
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 £11,500.

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 which is payable in addition at the prevailing rate.

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:

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:

Sep-23



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.