

TO LET

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

- HIGH SPECIFICATION OFFICE SUITE
- 5,516 SQ FT (512.44 SQ M)
- OPPORTUNITY TO USE ADJOINING CAR PARK
- DESIGNATED KITCHEN & W/C FACILITIES



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Walker Singleton and any interested parties should satisfy themselves as to their condition and suitability.

Rental

Leasehold On Application

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	5,516	512.44
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 property is located along Dean Clough Road, within G Mill of 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 available suite is presented to a high specification and is predominantly open plan with meeting/training rooms & managers offices. The suite benefits from having:

- Kitchen area
- Suspended ceiling with inset lighting
- Various data points
- Separate male/female w/c facilities
- Shower facilities
- Carpeted flooring
- Adjoining car park opportunity

G Mill is situated on the Western side of the Dean Clough complex and offers a variety of modern office suites having the benefit of an onsite reception, excellent IT connections, 24hr secure access and security with on site management. Dean Clough is a 22 acre mixed-use mill complex which offers facilities including Royal Mail post office, meeting rooms, cafes, restaurants & bars.

Services to the premises includes electricity, water and drainage. Please note, none of these services have been tried or tested by

Rateable Value

The property has been assessed for uniform business rates with a rateable value of 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.

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:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: DC

Sep-23



Property House, Lister Lane, Halifax, HX1 5AS

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