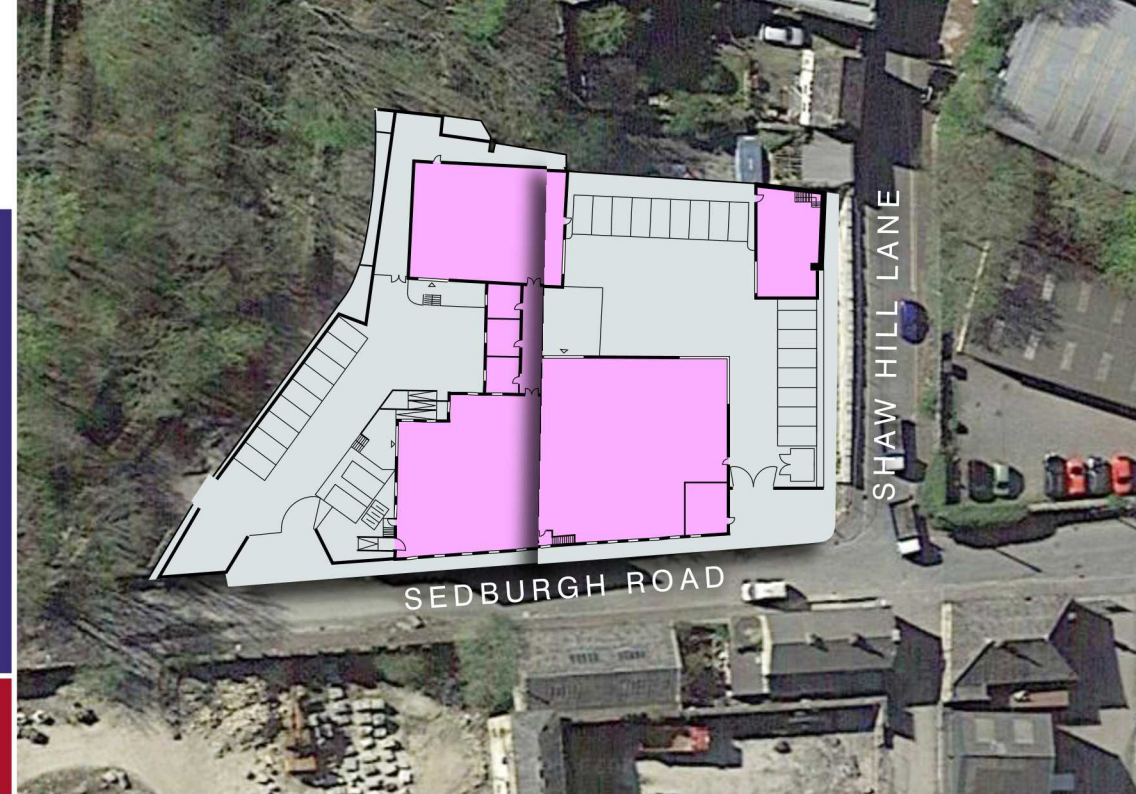


TO LET

NEW BUILD INDUSTRIAL/WAREHOUSE

FROM 1,044 SQ FT
TO 24,064 SQ FT

Atlas Mills, Sedburgh Road, Halifax HX3 9EB



- Secure Yard with Parking
- Solid Concrete floors
- Large roller shutter doors
- Available as one or individually

**READY FOR
OCCUPATION 2024**

**50% ALREADY
PRE-LET**

Location

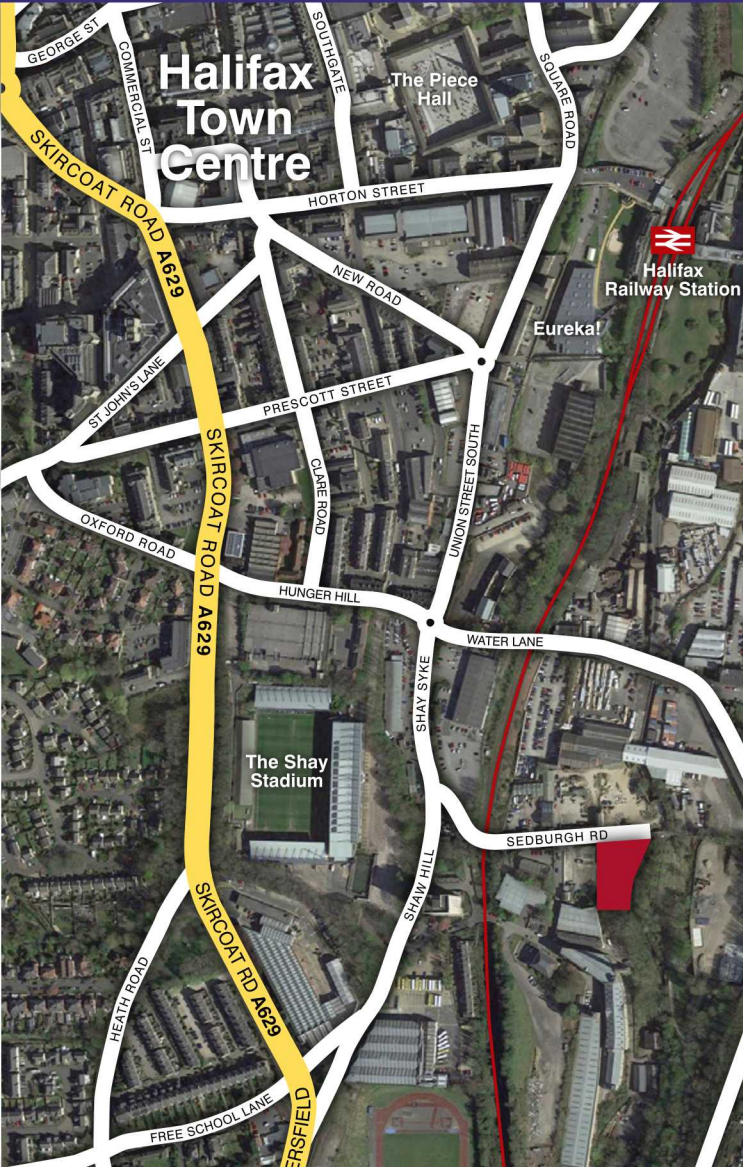
The property is situated off Shaw Hill Lane within the Shaw Lodge Mill complex on the outskirts of Halifax Town Centre. Good main road communications exist with the A629 leading to Junction 24 of the M62 Motorway within approx. 4 miles. In addition, Halifax Railway Station is only ½ mile North providing easy access to Leeds and Manchester in 30 and 40 minutes respectively.

Description

The property comprises of a 3 separate access points, lower ground floor site, basement and ground floor. Both lower and ground floor have their own gated yard and parking, whilst the basement is accessed via Sedburgh Road.

The newly built industrial units will be developed to a high specification and will benefit from having:

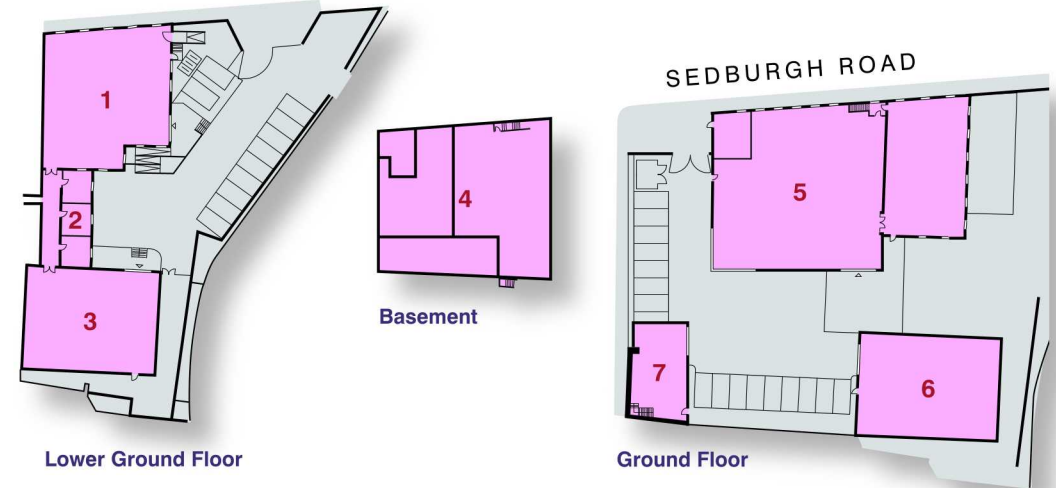
- Solid concrete floor
- Drive in roller shutter access & pedestrian access
- Secure gated yard with onsite parking
- Industrial lighting system
- 3 phase electricity
- Private kitchen and w/c facilities



Availability

Unit 1	UNDER OFFER
Unit 2	UNDER OFFER
Unit 3	UNDER OFFER
Unit 4	4,800 Sq Ft
Unit 5	7,835 Sq Ft
Unit 6	2,885 Sq Ft
Unit 7	1,044 Sq Ft

The lower site is under offer. The basement unit, Unit 4, is ground floor and accessed via Sedburgh Road. The upper site comprises of 3 units totalling 11,767 Sq Ft.



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