

Walker Singleton

TO LET

Office Suites
Windsor Works
Victoria Road
Hebden Bridge
HX7 8LN

- Offices available from £295 pcmx
- 177 Sq Ft (16.44 Sq M)
- On-Site Car Parking
- Newly Refurbished Office Suites in Hebden Bridge



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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

Unit 35 (177 Sqft) - £295 pcmx

The property briefly comprises a series of newly refurbished offices each benefiting from intercom, gas central heating, LED lighting, network perimeter trunking and sound proofing. Each suite has been finished to a high standard having new carpeting along with a paint and plaster finish throughout. Occupiers will have access to communal kitchen and w/c facilities. Each suite will be designated one car parking space.

Services connected to the property include gas, electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£295.00 Per Month Exclusive

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Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Suite 35	177	16.44
Total approximate NIA/GIA	177	16.44

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.

Rateable Value

Available on request.

EPC

The property has been assessed with an EPC rating of C (62).

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

VAT is not applicable.

Legal Fees

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

Viewing

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

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: 20840

Date: May-24



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