

## TO LET

**Moquette Shed  
Shaw Lodge Mills  
Boys Lane  
Halifax  
HX3 9ET**

- Drive In Loading Access
- 12,402 Sq Ft (1152.15 Sq M)
- On-Site Car Parking
- Close Proximity to Town Centre



# TO LET

## Moquette Shed Units Shaw Lodge Mills, Halifax

- Industrial Unit
- 12,402 Sq. Ft (1152.15Sq. M)
- On-Site Car Parking
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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
<b>Total Approximate GIA</b>	<b>12,402</b>	<b>1152.15</b>
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 Rateable value is available on request.

## EPC

The property's Energy Performance Certificate is available on request.

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

## VAT

The rentals quoted are exclusive of VAT (if 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](mailto:yasmin.lee@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 20103

Nov-23

## Location

The property is situated along 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 briefly comprises a single storey open plan industrial unit benefitting from:

- Solid concrete flooring;
- On-site parking;
- Fluorescent strip lighting;
- Driving-in loading access;
- Private w/c and kitchen facilities.

Services connected to the property include 3-Phase electric and gas. 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

**£40,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1

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