

# Walker Singleton

## TO LET

Ground Floor  
1862 Warehouse  
Shaw Lodge Mills  
Halifax  
HX3 9ET

- Ground Floor Unit within Mill
- 7,929 Sq Ft (736.60 Sq M)
- Double Door Loading Access
- On Site Car Parking



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## Location

The property forms part of the Shaw Lodge complex situated at Shaw Lane, Halifax, West Yorkshire, ideally located between Manchester and Leeds and served by major road, rail and airport services.

## Description

The property briefly comprises the ground floor within the 1862 Warehouse of Shaw Lodge Mills. This substantial former textile mill complex provides a variety of industrial and workshop accommodation ranging from single storey warehousing to multi-storey mill buildings. The available space benefits from:

- A Solid Concrete Floor;
- Minimum Eaves Height of 2.46m;
- Fluorescent Strip Lighting;
- Office Facilities;
- Kitchenette and WC Facilities.

Services connected to the property include 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

**£24,000 Per Annum Exclusive**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>7,929</b>	<b>736.6</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 property has been assessed for uniform business rates with a rateable value of £13,750.

## EPC

The property is exempt from requiring an EPC.

## 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 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](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: 20103

Date: Jan-24



**Walker Singleton**  
[walkersingleton.co.uk](http://walkersingleton.co.uk) | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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