

TO LET

**Third Floor
5 Harrison Road
Halifax
HX1 2AF**

- **High Specification Office Suite**
- **293 Sq. Ft (27.22 Sq. M)**
- **Prominent Town Centre Location**
- **Car Parking Available by Separate Negotiation**



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Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq. M
Third Floor	293	27.22
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.		

Rent

£400 per month (including electric and service charge).

EPC

We understand the property is exempt from requiring an Energy Performance Certificate due to its Listed Building status.

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:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 3725

Aug-21

Location

The property is situated along Harrison Road within Halifax Town Centre having proximity to many major occupiers including the Lloyds Retail Banking Headquarters. The surrounding road network provides good access to the M62 Motorway within 10 minutes by car and Halifax Railway Station is within easy walking distance having Leeds City Centre and Manchester accessible within 30 and 40 minutes respectively.

Description

The property briefly comprises an attractive Grade II Listed stone-built period building that has been refurbished to provide high-quality office accommodation. Internally, the suite has been finished to a high specification featuring:

- Tiled carpeting
- Characterful exposed timber beams
- Intercom phone systems to each room
- Spotlighting
- Gas fired central heating
- Access to modern kitchen and w/c facilities.

Services connected to the property include gas, electricity, water and drainage. Please note these services have not been tried or tested.



Property House, Lister Lane, Halifax, HX1 5AS

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