

Walker Singleton

TO LET

Units At Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD

- Industrial Workshops
- 1,500 Sq Ft – 1,777 Sq Ft (139.35 Sq M – 165.08 Sq M)
- On Site Car Parking
- Suitable For a Variety Of Uses (STPP)



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Branch Road
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Location

The property is situated along Branch Road accessed off Saddleworth Road in the Barkisland area of Halifax approximately 4.5 miles to the South of Halifax Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located within 4 miles. Leeds is located within 17 miles with Junction 42 of the M1 Motorway approximately 16 miles to the East.

Description

The properties comprises of ground floor workshop units within the long established Bowers Mill complex. The units provide predominantly open plan accommodation which would make an ideal workshop/storage space and benefit from a stone flagged floor and fluorescent strip lighting.

Communal facilities to include W/Cs, kitchen and on site car parking.

Services connected to the property include electricity. 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.

Please note: The photos used are for illustrative purposes and although they are of units at Bowers Mill, they may not be the exact units advertised.

Rental

From £5,250 Per Annum Exclusive

- **Industrial Workshops**
- **1,500 Sq Ft – 1,777 Sq Ft (139.35 Sq M – 165.08 Sq M)**
- **On Site Car Parking**
- **Suitable For a Variety Of Uses (STPP)**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 84	1,500	139.35
Unit 51	1,777	165.08
Total approximate GIA	5,845	543.00

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. The ingoing tenant may qualify for 100% Business Rates Relief.

EPC

Available on request.

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

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs 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

Ref: 31621

Date: May-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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