

## TO LET

Unit 9/10 Lockhill Mills  
Holmes Road  
Sowerby Bridge  
HX6 3LD

- Newly Refurbished Industrial Unit
- 1,606 Sq Ft (149.20)
- Drive In Loading Access Via Roller Shutter
- Excellent Transport Links



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## Rental

**£11,250 Per Annum Exclusive**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M	Price PAX
Unit 9/10	1,606	149.20	£11,250
<b>Total approximate GIA</b>	<b>1,606</b>	<b>149.20</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.

## Location

The property is well located within Lockhill Mills, along Holmes Road in an established commercial area of Sowerby Bridge.

The property is located less than 3 miles South of junction 24 of the M62. The property is located approximately 23 miles from of Leeds City Centre and approximately 3 miles from Halifax Town Centre.

## Description

The premises briefly comprise a newly refurbished single storey industrial unit situated within Lockhill Mills, Sowerby Bridge opposite the train station. Access is via a shared loading bay, as well as a pedestrian entrance directly on Holmes Road.

The unit benefits from having:

- Drive in loading access via roller shutters
- Solid concrete floor
- Pedestrian door to each unit
- LED strip lighting
- W/C facilities
- Lots of natural light from the rooflights

Externally, there is ample parking along Holmes Road.

Mains services connected to the property include three phase electricity, water and drainage. Gas can be available if required. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

## Rateable Value

The properties will require reassessment for Business Rates Purposes.

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

Ref: 19663

Date: May-24



**Walker Singleton**  
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