

Walker Singleton

TO LET

Unit C/D

Ridings Business Park

Hopwood Lane

Halifax

HX1 3TT

- Industrial Unit with Offices
- Located on an Established Business Park
- 11,888 Sq Ft (1,104.4 Sq M)
- Secure Gated Yard



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Location

The unit is situated within the established Ridings Business Park at Hopwood Lane, Halifax, beyond Queens Road within 1 mile of Halifax Town Centre.

Description

The property briefly comprises a brick built industrial unit with first floor offices and welfare facilities located on the outskirts of Halifax Town Centre within the Ridings Business Park.

The unit itself offers lofty single storey industrial/warehouse accommodation with loading access via 2 roller shutter doors. To the first floor there are cellular offices, canteen area and relevant w/c facilities. The property benefits from a solid concrete floor, high bay lighting, minimum working height of 5.5m and electric radiators to the offices. Externally there is a concreted surfaced forecourt providing a service area and parking facilities.

Services connected to the premises include electricity, water and drainage. Please note that these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

Rental

£45,000 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	9,555	887.67
Offices	2,333	216.73
Total approximate GIA	11,888	1,104.4

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 £25,250.

EPC

E (106).

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

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 21751

Date: Apr-24



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