

Walker Singleton

TO LET

Unit B
Ridings Business Park
Hopwood Lane
Halifax
HX1 3TT

- Lofty Single Storey Industrial Unit
- Established Business Park Location
- 1,776 Sq M (19,117 Sq Ft) + Mezzanine
- Yard and parking provided externally



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Accommodation

The total approximate net/gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	19,117	1,776.01
Mezzanine	1,431	132.94
Total approximate NIA/GIA	20,548	1,908.91

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 £43,000

EPC

The property has been assessed with an EPC rating of C (71)..

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 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

Ref: 21751

Date: Dec-23

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 double bay industrial unit located on the outskirts of Halifax Town Centre within the Ridings Business Park

The unit itself offers lofty single storey industrial/warehouse accommodation built in brick with profile cladding, a light steel framed roof and 2 roller shutter loading access doors. The property benefits from a solid concrete floor, office and wc facilities as well as internal working eaves ranging from 5.5 to 9 metres. 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.

Rental

£60,000 Per Annum Exclusive



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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