

TO LET

**CALLIS MILL
2ND FLOOR
HALIFAX ROAD
HEBDEN BRIDGE
HX7 6PJ**

- CHARACTERFUL OFFICE ACCOMMODATION
- 2,495 SQ FT (231.79 SQ M)
- ON SITE CAR PARKING



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	2,495	231.79

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 will need to be reassessed for Business Rates Purposes.

EPC

The property has been assessed with an EPC rating of C-64.

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 further information or to book a viewing please contact the Sole Letting Agent.

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 34039

May-23

Location

The site occupies a prominent position adjacent to the main A646 Halifax Road approximately 2 miles from the centre of the popular tourist attraction that is Hebden Bridge. Hebden Bridge Train Station, which lies on the Leeds/Manchester line is within close proximity along with several bus routes.

Description

The premises briefly comprises an open plan office space set within a recently refurbished, stone built Mill.

The second floor office space provides open plan, characterful accommodation with exposed red brick & stone walls and beams, gas central heating and a kitchenette.

Externally, there is on-site car parking provisions.

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

Rental

£7,500 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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