

Walker Singleton

TO LET

Units 3 & 4
Victoria Works
Waterside
Halifax
HX3 9HG

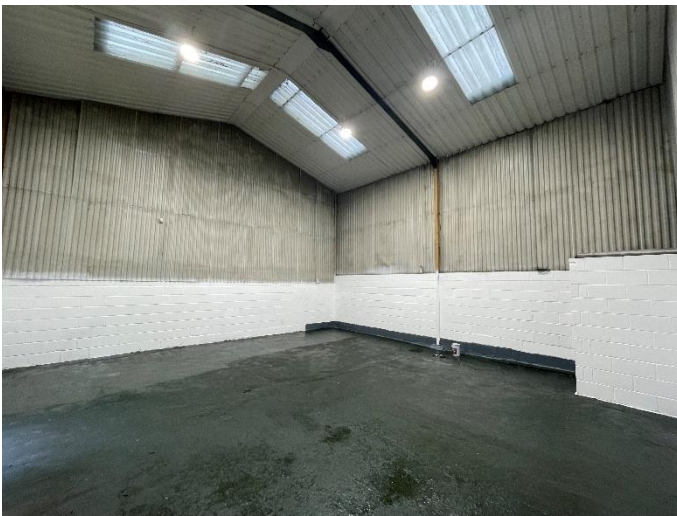
- LOADING ACCESS VIA STEEL ROLLER SHUTTER
- GIA 855 SQ FT (79.43 SQ M) PER UNIT (2 AVAILABLE)
- ON-SITE PARKING
- CLOSE TO HALIFAX TOWN CENTRE



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- **CLOSE TO HALIFAX TOWN CENTRE**



Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 3	855	79.43
Unit 4	855	79.43
Total approximate GIA	1,710	158.86

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 require reassessing for Business Rates Purposes.

EPC

Available on request.

Terms

The property is available To Let by way of a 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: 45340

Date: Apr-24

Location

The property is situated on Waterside, just off Water Lane which is located to the South East of Halifax town centre. Good main road communications exist with J24 of the M62 only 4 miles distant.

Description

Two separate units available, each premise comprises of a single storey industrial unit, benefitting from solid concrete flooring, WC facilities, drive in/loading access via a steel roller shutter door, personnel entrance, intruder alarm and 3 phase electricity. Externally, the property benefits from site parking within the fenced yard area.

Mains services to include three phase electric, water and drainage. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Please note: the images may not be of the specific unit and are for indicative purposes only.

Rental

From £8,000 Per Annum Exclusive



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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