

TO LET

**Third Floor
Brian Royd Business Centre
Saddleworth Road
Greetland
Halifax
HX4 8NF**

- **Characterful Office Suites**
- **174 - 1,585 Sq. Ft**
- **(OR 16.12 – 147.23 Sq. M)**
- **Scenic Semi-Rural Location**
- **Ample On Site Car Parking**



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Location

The property is located on Saddleworth Road (B6114), Greetland and is accessed via a private estate road a short distance from the junction with Trenance Gardens. This is a semi-rural location, approximately 1-mile due west of West Vale centre, 2.5 miles south of Halifax, and approximately 3.5 miles drive to Junction 24 of the M62 to the south-east.

Description

The property briefly comprises a series of office suites available on an individual basis within the Third Floor of the Brian Royd Business Centre.

Brian Royd Business Centre itself forms a five-storey traditional stone-built mill exhibiting character features throughout whilst having been suitably re-purposed to provide quality office accommodation for modern occupiers. The suites vary in terms of exact specification, however, generally benefit from carpeting, suspended ceilings with inset lighting and access to relevant kitchen and w/c facilities.

Externally, the site provides ample car parking provision.

Rental

From £145 per month plus VAT

Rateable Value

The property's Rateable Values are available on request. The suites **may** qualify for 100% rates relief provided they are the sole place of business for the occupier.

Service Charge

We understand that a service charge is payable with respect to the upkeep and maintenance of the common parts of the building and estate. Further details are available on application.

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

VAT

The rentals quoted are exclusive of VAT.

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:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 37918

May-24



Property House, Lister Lane, Halifax, HX1 5AS

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Accommodation Availability

Suite Number	Size (Sq Ft)	Size (Sq M)	Rental (PAX)	Rent (PCMX)	Status
Saddleworth 1	379	35.21	£2,500	£208	TO LET
Saddleworth 2	553	51.33	£3,600	£300	TO LET
Saddleworth 3	174	16.12	£1,740	£145	TO LET
Saddleworth 4	197	18.27	£2,100	£155	LET
Saddleworth 5	374	34.74	£3,000	£250	LET
Trenance 1	1,585	147.23	£9,540	£795	LET
Trenance 2	274	25.46	£1,980	£165	TO LET
Trenance 3	254	23.56	£1,800	£150	TO LET



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