

Walker Singleton

TO LET

Unit B
Wainstalls Road
Wainstalls
Halifax
HX2 7TJ

- **MODERN DETACHED WAREHOUSE**
- **GIA 10,302 SQ FT (932 SQ M)**
- **PRIVATE ON-SITE YARD/CAR PARK**
- **ATTRACTIVE SCENIC LOCATION**
- **SHORT TERM LETS AVAILABLE**



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Location

The unit is situated in the village of Wainstalls approximately 3½ miles to the North-West of Halifax town Centre and within 7 miles of Junction 24 of the M62 Motorway. The property adjoins the headquarters of Group Height Ltd, Heat Electric Ltd and MSA Engineering Ltd.

Description

The property comprises a detached portal steel framed industrial unit benefiting from:

- 6m to underside of haunch;
- Drive in loading access by full height door;
- Single storey offices with kitchen and W/Cs;
- Private service yard and parking area.

Rental

£55,000 Per Annum Plus Vat

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 which is understood to be applicable.

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	8,719	810
Office/welfare Facilities	1,313	122
Total approximate GIA	10,032	932

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.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Rateable Value

The property will require re-assessment for business rates purposes.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref:3390

Date: Apr-24



Walker Singleton
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Property House, Lister Lane, Halifax, HX1 5AS

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