

TO LET

Unit 16

Station Road Industrial Estate

Luddendenfoot

Halifax

HX2 6AD

- MODERN INDUSTRIAL UNIT
- SECURE GATED YARD WITH DESIGNATED PARKING
- 6,627 Sq Ft (615.65 Sq M)
- DRIVE IN ACCESS



TO LET

**Unit 16
Halifax
HX2 6AD**

- MODERN INDUSTRIAL UNIT
- SECURE GATED YARD WITH DESIGNATED PARKING
- 6,627 Sq Ft (615.65 Sq M)
- DRIVE IN ACCESS



Location

The property is situated adjacent to the Leeds to Manchester Railway Line along Station Road within Luddendenfoot. Station Road joins the main A646 Halifax/ Burnley Road with Halifax Town Centre located approximately 4 miles to the East and Junction 24 of the M62 Motorway approximately 6 miles distant.

Description

The property comprises a single storey steel portal framed industrial unit with secure gated parking located on Station Road Industrial Estate. The warehouse is predominantly open plan however can be split into two with the existing steel roller shutter within the unit. The property benefits from having drive in access via two roller shutters, maximum height of 6.61m, office, kitchen, w/c facilities, intruder alarm, fire alarm system, solid concrete floor, sodium lighting to the warehouse and LED strip lighting to the offices.

Externally, there is a secure shared yard with designated parking.

Mains services to include three phase electricity, water and drainage are connected to the premises. Please note these services have not been tried or tested and any interested party should satisfy themselves as to their suitability and condition.

Rental

£39,000 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	6,627	615.65

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 £28,750.

EPC

B – 49.

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 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: 21916

Date: Jul-24



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.