

# Walker Singleton

## TO LET

20 Rochdale Road  
West Vale  
Halifax  
HX 4 8AL

- Lofty Industrial Unit
- 1,943 Sq Ft (180.55 Sq M)
- Good Loading Access
- Good Motorway Links



# TO LET

20 Rochdale Road  
Halifax  
HX 4 8AL

- Lofty Industrial Unit
- 1,943 Sq Ft (180.55 Sq M)
- Good Loading Access
- Good Motorway Links



## Location

The property is situated along Rochdale Road in the centre of West Vale. West Vale is approximately 3 miles South of Halifax and with 1 mile of Elland Town Centres.

## Description

The property comprises a lofty industrial unit in the centre of West Vale. The property benefits from:

- Solid Concrete Floor
- Concertina Sliding Loading Door
- Vehicle Inspection Pit
- Minimum Eaves Height of 4.20 m

Mains services connected to the premises include 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

£16,000 Per Annum Exclusive

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>1,943</b>	<b>180.5</b>

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 TBC.

## EPC

The property is exempt from requiring an EPC.

## 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:

### Piers Fisher

Direct Line: 01422 430022

Email: [piers.fisher@walkersingleton.co.uk](mailto:piers.fisher@walkersingleton.co.uk)

### Johnjoe Wright

Direct Line: 01422 430020

Email: [johnjoe.wright@walkersingleton.co.uk](mailto:johnjoe.wright@walkersingleton.co.uk)

Ref:

Date: Jun-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.