

Walker Singleton

TO LET

SDH Industrial Estate
West Street
Sowerby Bridge
HX6 3BS

- **Yard Space To Rent**
- **0.1 – 0.3 Acres (0.04 – 0.12 Hectares)**
- **Various Sizes Available**
- **Enquire for Up to Date Availability**
- **Close Proximity to the Junc 23 of the M62**



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Location

The available yard space forms part of the long established SDH Industrial Estate on the southwest periphery of Sowerby Bridge Town Centre.

Sowerby Bridge benefits from excellent transport links, with the A58 road passing through the town providing connection to junction 23 of the M62 motorway, making it a popular commercial location for industry and distribution.

Description

At present the property comprises an open parcel of hard surfaced, rectangular commercial yard space with a relatively level topography.

The yard can be subdivided into parcels of 0.1, 0.2 and 0.3 acres depending on occupier requirements and will be secured with palisade fencing.

Rental

- 0.1 acres – £6,000 per annum;
- 0.2 acres - £12,000 per annum;
- 0.3 acres - £18,000 per annum.

Accommodation

The proposed site areas are as follows:

	Acres	Hectares
Yard 1	0.1	0.04
Yard 2	0.2	0.08
Yard 3	0.3	0.12

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:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk



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Property House, Lister Lane, Halifax, HX1 5AS

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