

Walker Singleton

TO LET

Salterhebble Offices
Salterhebble Hill
Halifax
HX3 0QB

- Inclusive Rents
- 76 - 1,081 Sq Ft (7.06 - 100.42 Sq M)
- Good Main Road Connections
- Parking Available



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Location

The property is situated along the A629 Huddersfield Road at Salterhebble approximately two miles South of Halifax Town Centre. The property is conveniently located 3 miles North of Junction 24 of the M62 Motorway which provides easy access to both Leeds (15 miles) and Manchester (25 miles).

Description

The property briefly comprises a selection of first floor offices within a larger office block located on Salterhebble, a short distance from Halifax Town Centre.

The property is secured by way of an electric gate, CCTV system and an intruder alarm. Internally, the suites are well presented and benefit from being carpeted throughout, paint and plaster walls, perimeter data points, a suspended ceiling with inset lighting and communal kitchen and WC facilities. Heating is by way of gas central heating.

The prices quoted are inclusive of buildings insurance, service charge, broadband and utilities based on a fair usage policy.

We understand the property benefits from all mains services. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

From £1,292 Per Annum Exclusive

- Inclusive Rents
- 76 - 1,081 Sq Ft (7.06 - 100.42 Sq M)
- Good Main Road Connections
- Parking Available

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Price PCM
F1	138	£195.90
F2	154	£218.17
F3	76	£107.67
F4	167	£236.58
F5	546	£773.50
Total approximate NIA	1,081	

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

Each suite requires reassessing for Uniform Business Rates purposes.

EPC

The property has been assessed with an EPC rating of C (57).

Terms

The suites are available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed. The rental figures are inclusive of service charge and buildings insurance.

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:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref:22161

Date: Jul-24

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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