

TO LET

The Chapel
Scout Road
Mytholmroyd
HX7 5HQ

- Newly Refurbished High Specification Offices
- 112-486 Sq Ft (10.41-45.12 Sq M)
- Two On-Site Car Parks
- Characterful Former Church in Scenic Location
- Leased Line Fibre Internet



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Location

The property is located fronting Scout Road with vehicular access off Hall Bank Lane on the periphery of Mytholmroyd local centre. Mytholmroyd is within the Calder Valley along the main A646 Trunk Road approximately 1 mile from Hebden Bridge and 5 miles east of Halifax Town Centre. Surrounding occupiers consist of both residential and Orchard Business Park.

Description

The property comprises a newly refurbished office development with a total of 12 high specification office suites benefiting from:

- Original character features;
- Passenger lift;
- Digital/SIP phone system available;
- Modern access control system;
- Communal kitchens and relevant w/cs;
- Meeting room;
- On-site car parking in two separate car parks.

Services connected to the property include electric, water and drainage. 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

On Application

Rateable Value

The individual suites will require assessing for Business Rates purposes.

Accommodation

The Total Approximate Internal Floor Area:			
	Sq M	Sq Ft	Rent PCM
Suite 2	35.33	380	LET
Suite 302	14.09	152	£575
Suite 303	14.45	156	LET
Suite 304	14.39	155	LET
Suite 305	45.12	486	LET
Suite 306	10.41	112	LET
Total Approximate NIA	133.79	1,441	

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.

Service Charge

A service charge will be applicable with respect to all the running costs including heating, lighting, the upkeep and maintenance of the common parts of the property.

EPC

The property has been assessed with an Energy Performance Certificate of B(40).

Terms

The premises are available on flexible terms for a lease period to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole letting agents:

Michelle Dobson

Tel: 01422 430026

Email: Michelle.Dobson@WalkerSingleton.co.uk

Ref: 37934



Property House, Lister Lane, Halifax, HX1 5AS

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Oct-22

WalkerSingleton
Chartered Surveyors

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