

TO LET

**The Court House
Blackwall
Halifax
HX1**

- **Prestigious Grade II Listed Building**
- **Suites from 100-31,640 Sq. Ft (9.29-2,940 Sq M)**
- **Considered Suitable for a Variety of Uses (STPP)**
- **On-Site Car Parking Available**



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Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	16,587	1,541
First Floor	15,349	1,426
Lower Ground/Basement	2,476	230
Total Approx. GIA	31,640	2,940

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 re-assessing for Uniform Business Rates purposes.

EPC

The property is exempt from requiring an Energy Performance Certificate being of a Listed Building Status.

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years 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 joint letting agents:

Walker Singleton: Michelle Dobson

Direct Line: 01422 430026

Email: Michelle.Dobson@walkersingleton.co.uk

Labert Smith Hampton: Richard Corby

Direct Line: 0113 8876760

Email: RCorby@lsh.co.uk

Ref: TBC/Nov-20

Location

The property is situated along Harrison Road within Halifax Town Centre having close proximity to many major occupiers including Lloyds Retail Banking Headquarters, the Leeds Beckett University Business Centre and Eureka! The National Children's Museum. The property is also located within walking distance of the Grade I* Listed Piece Hall which has benefitted from significant tourism influx into the town attracting over 3 million visitors per year. Good transport links exist with Leeds City Centre within 15 miles (30 mins by train). Manchester within 20 miles (40 mins by train) and London Kings Cross 2 hours by train.

Description

The property briefly comprises a prestigious Grade II Listed former Magistrates Court Building of traditional stone construction which can be sub-divided to provide a range of accommodation considered suitable for a variety of uses to include office and leisure subject to the relevant planning approvals required.

Externally the property benefits from a substantial secured private car park.

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

Rent to be agreed based upon an occupiers use and level of fit out required.



Property House, Lister Lane, Halifax, HX1 5AS

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