

## TO LET

**UNIT 8  
PHOEBE LANE MILLS  
PHOEBE LANE  
HALIFAX  
HX3 9EX**

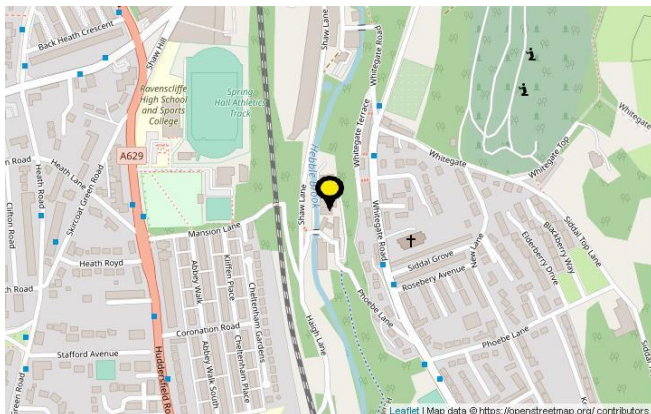
- INDUSTRIAL UNIT
- 220 SQ FT (20.44 SQ M)
- SET ON PHOEBE LANE INDUSTRIAL ESTATE



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Phoebe Lane  
Halifax  
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- 220 SQ FT (20.44 SQ M)
- SET ON PHOEBE LANE INDUSTRIAL ESTATE



## Location

The property forms part of Phoebe Lane Industrial Estate which is situated along Phoebe Lane approximately 1 mile from Halifax Town Centre. Phoebe Lane links Shaw Lane and Oxford Lane in Siddal, with junction 24 of the M62 Motorway Network approximately 4 miles to the South.

## Description

The premises briefly comprises an industrial/lock up unit situated within the Phoebe Lane Mills industrial site located on the outskirts of Halifax Town Centre.

The unit benefits from having a solid concrete floor and fluorescent strip lighting.

Services connected to the property include electric. 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

**£3,120 Per Annum Exclusive**

## Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate GIA</b>	<b>220</b>	<b>20.44</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 The property requires re-assessing for Business Rates Purposes.

## EPC

The property is exempt from requiring an EPC.

## Terms

The property is available To Let by way of a new effective 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:

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

Ref:

Apr-23



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