Walker Singleton Chartered Surveyors

TO LET

PERMANENT BUILDINGS COMMERCIAL STREET HALIFAX HX1 1BE

- ICONIC TOWN CENTRE BUILDING
- **MODERN SERVICED OFFICES**
- 3000 Sq Ft 31,215 SQ FT
- BESPOKE FIT OUT OPPORTUNITY



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Location

The property is situated along Commercial Street in Halifax Town Centre within close proximity to major occupiers including Lloyds Retail Banking Headquarters, Harveys of Halifax and the Leeds Beckett University Business Centre. The property is also located within walking distance of the Grade I* Listed Piece Hall which has benefited 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 premises comprises the $1^{\rm st}$ floor offices of the historic former Halifax Building Society with access via a personnel door located on King Edward street.

The property is able to offer a combination of open plan and private office accommodation, tailored to the incoming tenant's requirements.

The suites on offer range from 300 to 7,715 Sq Ft, benefits from lift access, air conditioning cooling and heating systems, energy efficient features and modern kitchen facilities with male and female WC facilities.

Mains services connected to the premises electric, water, gas and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Rental

To be agreed dependent upon fit-out

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	3000 – 31,215	278.70- 2,900
All managements have been taken associant to the DICC and of		

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 requires reassessing for uniform business rates purposes.

EPC

The property has been assessed with an EPC rating of B (38)

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

We believe the property is not elected for VAT.

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:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 44270 Oct-23



Property House, Lister Lane, Halifax, HX1 5AS

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