

TO LET

**2A & 2B VICTORIA RETAIL PARK
SHROGGS ROAD
HALIFAX
HX3 5HA**

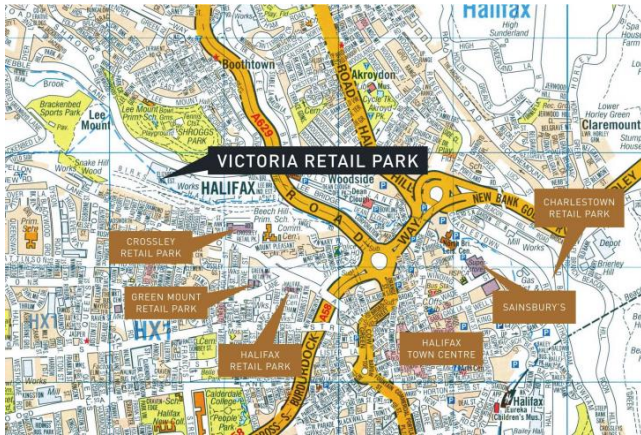
- Retail warehouse units located on Victoria Retail Park
- Surrounding occupiers to include B&Q, Dreams and Jolleys
- 4,885 - 10,000 Sq Ft (453.83 - 929.02 Sq M)



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Accommodation

The Total Approximate internal floor areas are:		
	Sq Ft	Sq M
2A Victoria Retail Park	5,115	475.19
2B Victoria Retail Park	4,885	453.83
Total Approximate Area	10,000	929.02

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.

Location

The property is located within the Victoria Retail Park located on Shropps Road accessed directly off Ovenden Road (A629) the main arterial route serving Halifax to the North of the Town Centre.

Description

The premises briefly comprise modern retail warehousing units situated on the Victoria Retail Park in Halifax on the outskirts of the Town Centre alongside national retailers B&Q, Dreams and Jolleys.

Unit 2B is available immediately and extends to 4,885 sq ft however could be combined with the adjoining Topps Tiles unit to provide 10,000 Sq Ft in total.

Both units offer open plan high bay retail accommodation with loading access from the rear and relevant wc and kitchenette facilities. The properties currently have A1 Bulky Goods Non-Food Retail Planning approval however could be suitable for other uses subject to the relevant landlord and planning approvals.

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

Rental

From £8/ Sq Ft Exclusive

VAT

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

Rateable Value

The property requires re-assessing for Business Rates purposes.

EPC

The property has been assessed with the following EPC ratings:

- Unit 2A – B46
- Unit 2B – C51

Terms

The premises are available To Let by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Legal Fees

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

Viewing

For further information or to book a viewing please contact the Joint Letting Agent:

Michelle Dobson

Direct Line: 07585 903669

Email: michelle.dobson@walkersingleton.co.uk



Michael Pudney

Direct Line: 07747 008449

Email: mp@pudneyshuttleworth.co.uk



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