

Walker Singleton

TO LET

Victoria Buildings
Raglan Street
Halifax
HX1 5QZ

- Industrial Warehouse And Offices
- GIA 22,400 SQ Ft (2,080.96 Sq M)
- Designated Yard
- Drive In Loading Access



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Location

The property is situated on Raglan Street approximately half a mile to the West of Halifax Town Centre. The property adjoins the rear of Pellon Lane Retail Park. Pellon Lane is a main arterial route where a large number of trade and retail operators are located. The closest train station is located approximately 0.5 miles East on the outskirts of Halifax Town Centre. Main road communications are good with the main A646 trunk road located approximately 0.5 miles to the East linking Halifax with Junction 24 of the M62 Motorway within approximately 5 miles to the South East.

Description

The property comprises predominantly single storey interlinked warehouses with offices/stores and a designated yard. There is drive in/loading access via a steel roller shutter door on Raglan Street as well tail-dock loading to the rear of the property via a roller shutter in the yard area.

Internally, the warehouse benefits from having maximum eaves height of 5.46m, solid concrete flooring throughout, gas blower heaters and fluorescent lighting.

The premises benefit from all mains services to include 3-phase electricity. 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

£67,000 Per Annum Exclusive

EPC

The property has an EPC rating of D – 96.

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouses	18,691	1,736.41
Offices	2,122	197.13
Stores	1,587	147.42
Total approximate GIA	22,400	2,080.96

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 £18,000.

Terms

The property is available To Let by way of a Full Repairing and Insuring lease of a term to be agreed.

VAT

The prices 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

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 12575 Date: Mar-24

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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