

Walker Singleton

FOR SALE

Fairfield Works
Watkinson Road
Halifax
HX2 9AB

- Freehold Industrial Premises
- Total GIA: 9,082 Sq Ft (843.74 Sq M)
- Drive in loading access
- Designated car parking



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Location

The available unit is situated along Watkinson Road close to its junction with Shay Lane approximately 2 Miles from Halifax Town Centre. Excellent main road communications exist with junction 24 of the M62 Motorway located within 6 miles. Surrounding occupiers include Hanson Plywood and Parfetts Cash & Cary (Halifax).

Description

The property briefly comprises three inter-connecting two storey stone built industrial/workshop properties benefiting from:

- Internal 5.05M internal working eaves height;
- Steel roller shutter drive-in loading door;
- Solid concrete ground floor;
- Fluorescent strip lighting;
- Office accommodation;
- Kitchen/canteen;
- Relevant w/c facilities.

Externally parking is provided for approximately 2-3 vehicles with further on-street parking close by.

Services connected to the property include 3-phase electric, water, gas and drainage. 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.

Price

£325,000

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground Floor	4,051	376.34
First Floor	3,452	320.69
Mezzanine	623	57.88
Office Block	957	88.91
Total approximate GIA	9,082	843.72

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 £10,500.

EPC

The property has been assessed with an EPC rating of E (116).

Terms

The Freehold Interest of the property is available For Sale with Full Vacant Possession.

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 further information or should you wish to arrange a viewing, please contact the sole selling agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 21464

Date: Feb-24

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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