

## TO LET

**Part 3<sup>rd</sup> Floor, Shed Mill  
Black Dyke Mills  
Brighthouse Road  
Queensbury  
BD13 1QA**

- Upper Floor Mill Premises
- 5,100 Sq Ft (473.81 Sq M)
- On Site Car Parking



**Please Note: Example of Unit Available**

# TO LET

## Shed Mill Black Dyke Mills, Queensbury

- Upper Floor Mill Premises
- 5,100 Sq Ft (473.81 Sq M)
- On Site Car Parking



### Location

The property is situated along the main A644 Brighouse Road forming part of the larger Black Dyke Mills complex within Queensbury Local Centre close to the traffic light intersection with the main A647 Halifax/Bradford Road. Good main road communications exist with Junctions 25 and 26 of the M62 Motorway within 6 Miles.

### Description

The property briefly comprises upper floor good quality mill accommodation suitable for industrial storage/production space benefiting from;

- Suspended solid flagged floor;
- Fluorescent strip lighting;
- On site car parking;

### Rental

**£7,650 Per Annum Plus VAT**

### Terms

The property is available To Let by way of a new effective Full Repairing & Insuring Lease for a Lease period to be agreed. Flexible terms will be considered.

### Rateable Value

The Rateable Values are available on request to the Sole letting agents.



### Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Part 3 <sup>rd</sup> Floor, Shed Mill	5,100	473.81
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.		

### Service Charge

A fixed estate Service charge may apply.

### VAT

The rental quoted is exclusive of VAT which is chargeable at the prevailing rate.

### Legal Fees

Each party will be responsible for their own legal costs incurred in this transaction.

### Viewing

For further information and viewing arrangements please contact;

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 16744/Aug-21



Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.