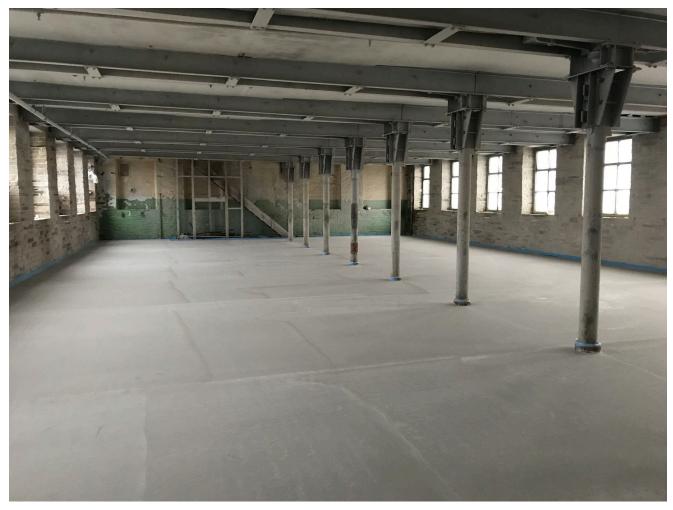
Walker Singleton Chartered Surveyors

TO LET

Part 3rd Floor, Shed Mill Black Dyke Mills Brighouse 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

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TO LET

Shed Mill Black Dyke Mills, Queensbury



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.

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



Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Part 3 rd 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: <u>Jack.Spencer@walkersingleton.co.uk</u>

Ref: 16744/Aug-21

Walker Singleton Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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