

## TO LET

**New Build Industrial Unit**  
**Shaw Lodge Mills**  
**Sedburgh Road**  
**Halifax**  
**HX3 9HB**

- Estimated Completion March 2022
- 1,830 – 10,140 Sq. Ft
- Ample On-Site Car Parking



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## New Build Industrial Units Shaw Lodge Mills, Sedburgh Road

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### Location

The property is situated along Sedburgh Road within the Shaw Lodge Mill complex on the outskirts of Halifax Town Centre. Good main road communications exist with the A629 leading to Junction 24 of the M62 Motorway within approx. 4 miles. In addition, Halifax Railway Station is only ½ mile North providing easy access to Leeds and Manchester in 30 and 40 minutes respectively.

### Description

The property will briefly comprise a series of newly developed industrial units with accommodation ranging from 1,830 to 10,140 sq. ft.

The site will be developed to a high specification with industrial units typically benefitting from:

- Solid flooring;
- Lighting systems;
- Drive-in loading access;
- Private kitchen and w/c facilities;
- Access to ample car parking.

Please note, Unit 4 forms a basement unit and will provide a different specification to the other available units.

Services connected to the property will 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

**Unit 2: £13,000 Per Annum Exclusive**

**Unit 3: £17,250 Per Annum Exclusive**

**Unit 4: £9,600 Per Annum Exclusive**

**Unit 5: £50,700 Per Annum Exclusive**

### Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Unit 2	1,830	170
Unit 3	3,444	320
Unit 4	3,843	357
Unit 5	10,140	942
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 accommodation will require assessing for Uniform Business Rates purposes.

### EPC

The property will require assessing for EPC purposes.

### Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

### 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 more information or to book a viewing please contact the sole letting agent:

### Jack Spencer

Direct Line: 01422 430013

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

Ref: 20103

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