

## TO LET

**Suite 2  
First Floor  
Old Mill  
Wainstalls Road  
Halifax  
HX2 7TJ**

- **Characterful First Floor Office Suite**
- **1,483 Sq. Ft (137.77 Sq. M)**
- **Ample On-Site Car Parking**
- **Attractive Semi-Rural Location**



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## Rental

**£11,500 Per Annum Exclusive**

## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
<b>Total Approximate NIA</b>	<b>1,483</b>	<b>137.77</b>
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's Rateable Value is available on request.

## EPC

The property has been assessed as having an Energy Performance Certificate of D(90).

## 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: 3390

Mar-21

## Location

The property is situated in the Village Centre of Wainstalls occupying rural surroundings approximately 3½ miles to the North-West of Halifax Town Centre. The village is approached via Pellon Lane and Moor End Road from Halifax Centre.

## Description

The property briefly comprises a first-floor office suite within an attractive traditional three-storey stone-built former mill premises.

The suite itself has been internally sub-divided to provide a mixture of open plan and private office/meeting room accommodation benefitting from:

- Fluorescent strip lighting;
- Gas-fired central heating;
- Network perimeter trunking;
- On-site car parking;
- Private kitchen and w/c facilities.

Services connected to the property include electric, gas, water 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.



Property House, Lister Lane, Halifax, HX1 5AS

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