

TO LET  
GOOD QUALITY STORAGE/  
INDUSTRIAL UNITS

Eddisons



## 3 LEE BRIDGE INDUSTRIAL ESTATE, LEE BRIDGE, HALIFAX, HX3 5AT

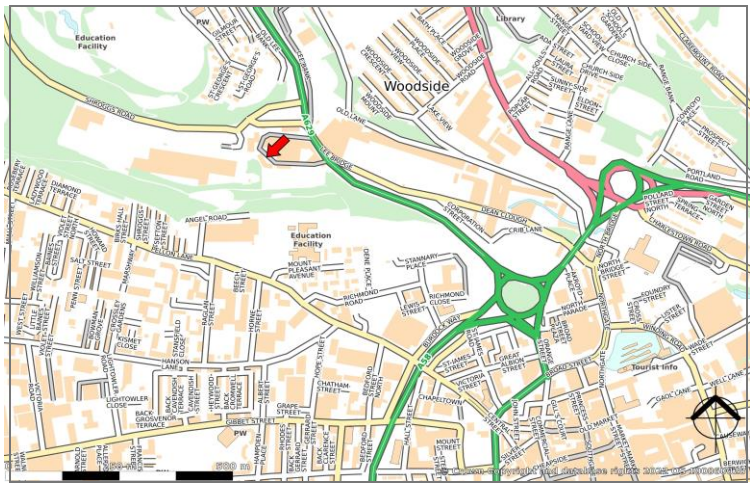
### RENTAL ON APPLICATION

- Located on an established industrial estate close to Halifax town centre.
- Drive in loading access.
- Available as a whole or split basis.
- Suitable for a variety of business uses. Rental incentives available.

### AVAILABLE SPACE

128.58m<sup>2</sup> - 385.73m<sup>2</sup>

(1,384sq ft – 4,152sq ft)



## LOCATION

The property is located in Lee Bridge Industrial Estate, just off Ovenden Road (A629), one of the main arterial routes in and out of Halifax town centre.

The units are within close proximity to B&Q, Dean Clough Mills and approximately ½ mile away from Halifax town centre. The M62 motorway is c.6 miles in distance which provides excellent connections to the wider motorway network.

## DESCRIPTION

The property comprises a single storey north light brick clad mill that internally has been sub divided to create seven good quality industrial/storage units.

Each unit benefits from a solid concrete floor, drive in roller shutter door and a pedestrian door. The units are accessed via a loading corridor from the main estate road. The premises benefit from communal WC facilities.

There are 3 units in total available from 1,384sq.ft. up to a total of 4,152sq.ft. approx.

Mains services connected to the premise include electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to their suitability and condition.

Externally the premises benefit from good yard and parking facilities.

## RATEABLE VALUE

Each unit to be assessed upon completion.

## EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

The accommodation can be taken separately or in multiples thereof.

Rental on application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the joint agents:

Eddisons  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

Moveup  
Email / [sajidmahmood@me.com](mailto:sajidmahmood@me.com)

**SUBJECT TO CONTRACT**  
FILE REF / 731.4360A (157318)

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**