

**Industrial Unit
Arches Street
Halifax
HX1 2SY**

**Rent £7,800
per annum**



GROUND FLOOR WORKSHOP

68.47m² (737ft²)

- The unit has the benefit of a drive-in loading door
- Suitable for a wide range of industrial uses, subject to the occupier's requirements
- Positioned in an accessible location on the edge of Halifax town centre.

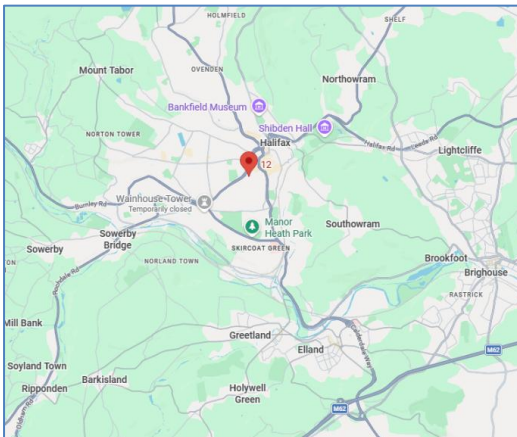
DESCRIPTION

The property comprises a single storey stone built workshop with drive-in loading access and a concrete floor internally. The accommodation provides good workshop premises benefiting from electric roller shutter door to the front. The accommodation extends to 68.47m² (737ft²)

This is a recognised industrial location and the unit presents an excellent opportunity for a small independent business or new business start up to lease industrial premises. The property would suit a wide range of uses, including industrial, warehouse and leisure, subject to planning.

LOCATION

The property is located to the northern edge of Halifax town centre. It is in a well-established commercial area with a mix of industrial, office and retail uses nearby. It is accessible for King Cross Street and Burdock Way connecting the town with the A58. It is also accessible for Huddersfield Road which connects the town with Junction 24 of the M62 motorway network at Ainley Top.



ACCOMMODATION

GROUND FLOOR Workshop, WC	68.47m ² (737ft ²)
Total	68.47m² (737ft²)

RENT

£7,800 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be Assessed
Uniform Business Rate of 43.2p/£ (2026/27).

REFERENCES

Prospective tenants are required to be referenced. In the event that the tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.
Jonathan J Wilson BSc(Hons) MRICS
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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

UTILITIES

We understand that the property benefits from services such as, electricity, water and sewer drainage.

PLANNING

It is understood that the property has planning under Use Classes B1, B2 & B8 of the Use Classes Order 1987 (as amended).

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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