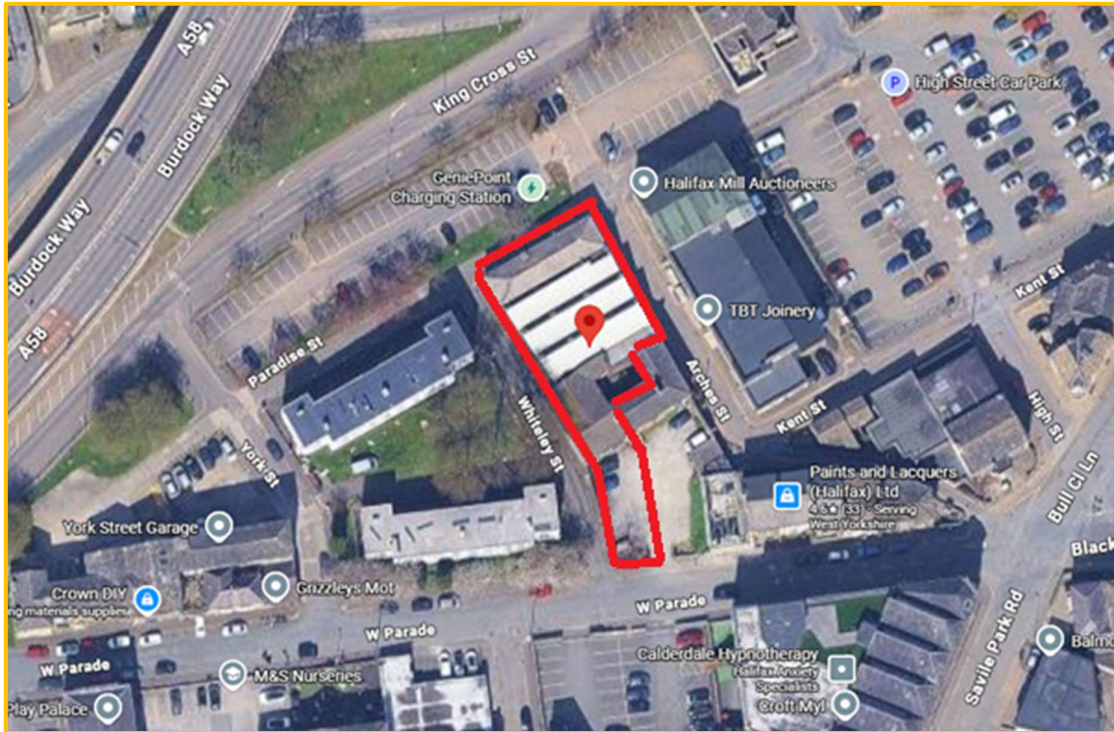


12a West Parade
Halifax
HX1 2TA

Rent £22,000
per annum



GROUND FLOOR WORKSHOP WITH OFFICES

688.45m² (7,411ft²)

- Loading access
- Good office content
- On-Site car parking
- Positioned in an accessible location on the edge of Halifax town centre.

DESCRIPTION

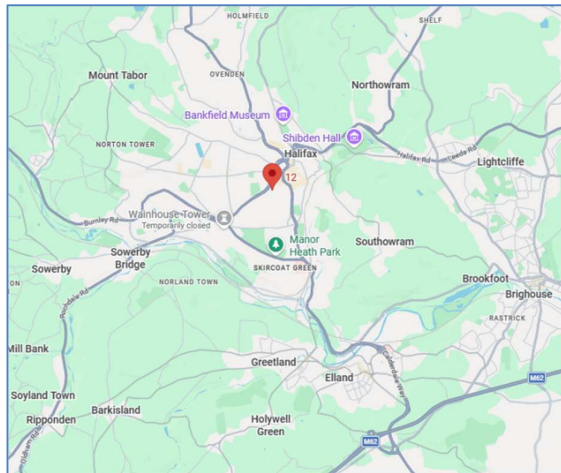
The property comprises a single storey stone built workshop with drive-in loading access and a concrete floor internally, with an eaves height of 5.1m. In addition, there are first floor stores and a two storey office building which is accessed off West Parade and benefits from on-site car parking.

The accommodation extends to 688.45m² (7,411ft²) but also has mezzanine stores of 177.7m² (1,913ft²).

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, Offices & Stores	481.97m ² (5,188ft ²)
FIRST FLOOR Stores & Offices	206.48m ² (2,223ft ²)
MEZZANINE Stores	177.70m ² (1,913ft ²)
Total (Inc Mezzanine)	866.15m² (9,324ft²)

OUTSIDE

The property benefits from car parking to the front accessed off West Parade for approximately 7 cars, and loading access off Archers Street to the rear. There is nearby public car parking, in addition to on-street pay & display parking.

RENT

£22,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£19,000

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

Jonathan.wilson@bramleys.com

Sheraz Muhammad

sheraz.muhammad@bramleys.com

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 all mains services, including electricity, gas, water and sewer drainage. There is a 3 phase electricity supply.

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

bramleys.com/commercial

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 in situ 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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