

TO LET MODERN SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

Eddisons



HOPE STREET, HALIFAX, HX1 5DW

RENTAL ON APPLICATION

- \ Excellent Industrial unit with overhead cranes.
- \ Enclosed/secure yard and car park.
- \ Conveniently located in a popular area just of Pellon Lane.

AVAILABLE SPACE
2,600m² (28,000sq ft)



LOCATION

The property is located on Hope Street which links Hanson Lane and Gibbet Street being just off Pellon Lane in a popular commercial and industrial area occupied by a range of large industrial and trade counter operators including Travis Perkins and Screwfix, with retail units close by (Argos and TX Maxx.)

Hope Street is approximately ½ mile to the west of Halifax town centre and is conveniently placed for access to the A58 and A629.

DESCRIPTION

The property comprises a single storey two bay steel framed Industrial/engineering workshop constructed in two bays with brickwork surmounted by profile steel sheeting. The roof is also clad in profile steel sheeting incorporating Perspex roof lights.

The workshop has a concrete floor throughout with drive in loading facilities. Eaves height approximately 6m. Each bay has a 10 tonne SWL travelling crane which runs the width of the building. There is a steel mezzanine.

To the front of the workshop is a single storey Office block providing private and general office accommodation with ancillary accommodation.

UNIT	M ²	SQ FT
Total Floor Area (approx.)	2,600.00	28,000

All mains services are connected to the site.

There is an enclosed yard and car park for approximately 25 cars.

RATEABLE VALUE

Awaiting details.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a full repairing and insuring lease basis for a term to be agreed.

Rental upon application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
 Tel / 01274 734101
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APRIL 2020
 SUBJECT TO CONTRACT
 FILE REF / 731.4265A

For more information, visit eddisons.com/property
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