

**TO LET**

Business Units  
from 1,270 ft<sup>2</sup>



**RAGLAN STREET – HALIFAX – WEST YORKSHIRE – HX1 5QZ**



[WWW.RAGLANPARK.CO.UK](http://WWW.RAGLANPARK.CO.UK)

## LOCATION

Raglan Business Park is situated off Pellon Lane in the heart of Halifax. The area is popular with national trade counters, retail stores and general industrial occupiers.

Raglan Park is minutes from the A58, A629 and less than 8 miles from the M62

Elland – 5 miles (15 minutes)

Brighouse – 5.3 miles (16 minutes)

Huddersfield – 8.1 miles (23 minutes)

Bradford – 8.1 miles (25 minutes)

Leeds – 16.8 miles (35 minutes)

Manchester – 29.6 Miles (63 minutes)

## DESCRIPTION

Raglan Business Park is a development of 8 single storey hybrid units. The site is split into two separate blocks within a self-contained yard.

Suitable for a variety of uses.

Option for Mezzanine second floor.

## SPECIFICATION

Single Storey with Mezzanine Option

6 Metre height to eaves

Electric roller shutter door

Insulated

Ground floor W/C

Dedicated car parking

3-phase electricity, Gas & Mains Water

Fibre Broadband

UNIT 1	UNIT 2	UNIT 3	UNIT 4
1,506 ft <sup>2</sup>	1,496 ft <sup>2</sup>	1,496 ft <sup>2</sup>	1,506 ft <sup>2</sup>

UNIT 5	UNIT 6	UNIT 7	UNIT 8
1,280 ft <sup>2</sup>	1,270 ft <sup>2</sup>	1,270 ft <sup>2</sup>	1,280 ft <sup>2</sup>

## AGENTS



Walker Singleton

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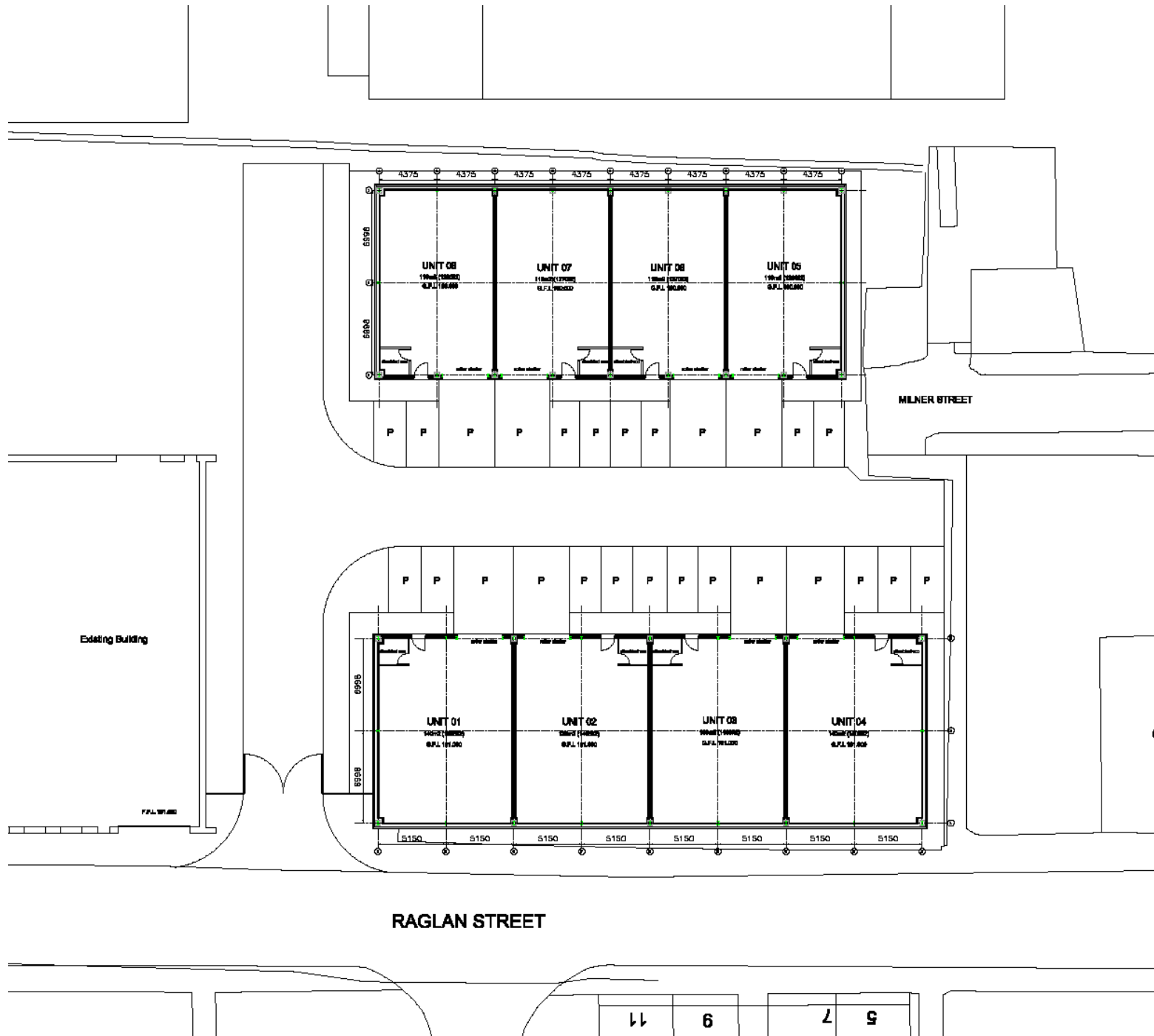
Hayfield Robinson

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# SITE PLAN



## ATTENTION TO DETAIL

Each unit offers a fully insulated shell. This is achieved by under slab insulation, insulated composite roof and wall cladding (Kingspan Quadcore), a fully insulated industrial grade roller shutter and a fully insulated high security personnel door.

## INTERNAL LAYOUT

Boasting a build height of 7.45m, each single storey unit is equipped with a DDA compliant toilet block, water heater and perimeter blockwork walls achieving a height of 2.4m.

## SERVICES

All units are equipped with their own metered supply of mains pressure water, 32mm PE LP gas supply (terminated externally in a semi-concealed meter box), 3 phase 32KVA electrical supply and Virgin Media broadband. A distribution board will be installed to feed the manual fire alarm and emergency lighting system as required by Building Regulations.

## ROLLER SHUTTER DOOR

The 3 phase 3.3 W/m<sup>2</sup> 95mm electrically operated roller shutter provides a structural opening of 3.40 (width) 3.10 (height).

## HIGH SECURITY PERSONNEL DOOR

Each heavy-duty door leaf is assembled with a 1.5mm galvanised steel skin and rockwool core, stainless steel hinges, ironmongery, and letterbox. A Steel Canopy will be mounted above each door.

## BESPOKE FITOUT

Working in partnership with Onewood Group Limited we're able to undertake bespoke requirements at additional costs, including installation of full or half width mezzanine floors. It is our ambition to help each tenant design and build the ideal working environment for staff and clients alike. We're able to provide, additional toilets, showers, offices, meeting rooms, hygienic wall and roof cladding, trade counters, high bay racking and bespoke mechanical and electrical fitout.

## PARKING

Each Unit has a minimum of 2 dedicated parking spaces with additional parking space in front of the Roller Shutter Doors. There is ample additional parking on Raglan Street.

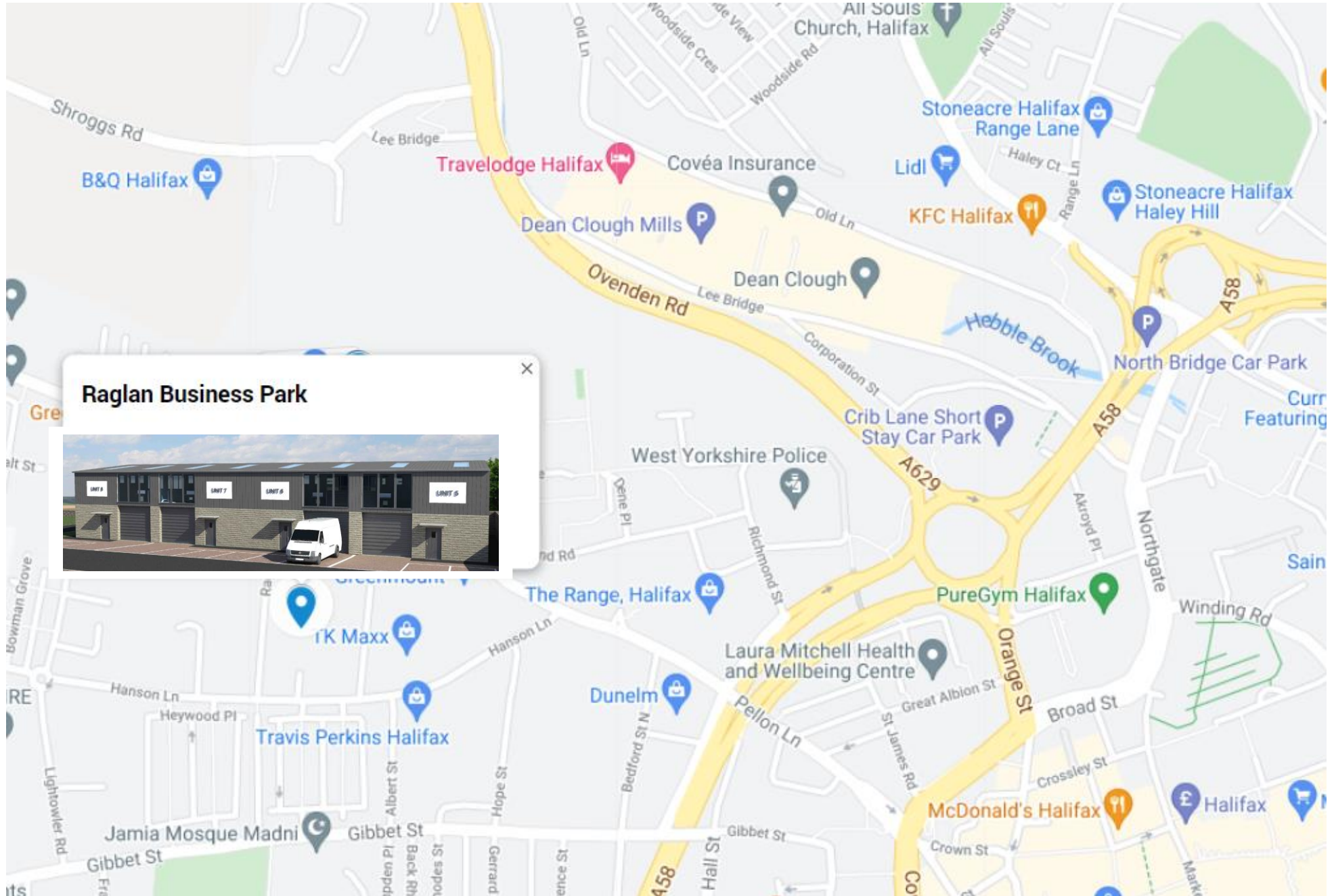
## BUSINESS PARK PRICE LIST

UNIT NUMER	SIZE ft <sup>2</sup>	PRICE ANNUAL
1	1,506	£14,000
2	1,496	£14,000
3	1,496	£14,000
4	1,506	£14,000
5	1,280	£12,000
6	1,270	£12,000
7	1,270	£12,000
8	1,280	£12,000

### MANAGEMENT & SERVICE CHARGE

MANAGEMENT & SERVICE CHARGE Each unit will be managed by P & L Enterprises Ltd and will be administered in line with RICS professional standards and guidance. The management charge will include the annual cleaning of all foul and surface water drainage systems, the provision of grit, maintenance of soft landscaping, annual cleaning of wall and roof cladding including gutters, regular cleaning of doors, windows and roller shutters, building insurance and general accountancy, and management fees. It is estimated the service charge will be in the region of £1.78 per ft<sup>2</sup> per year.

# LOCATION



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