

TO LET

**Unit A1B
Ladyship Mills
Old Lane
Halifax
HX3 5QN**

- Single Storey Industrial Unit
- 1,182 Sq Ft (109.8 Sq M)
- Office Accommodation Provided Within
- Onsite Car Parking



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Location

Ladyship Mills is located along Old Lane in the Boothtown area of Halifax approximately 2 miles North of the Town Centre and 7 Miles from Junction 24 of the M62 Motorway.

Description

The premises briefly comprises a lower ground floor industrial unit benefiting from a solid concrete floor, fluorescent strip lighting, kitchen and w/c facilities. Onsite car parking is available.

Office accommodation is also provided within the unit which benefits from suspended ceiling, LED lighting and network perimeter trunking.

Services connected to the property include 3-phase electricity, water and drainage. Please note none of these services have been tried or tested on site and therefore interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£6,000 Per Annum Exclusive

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Total Approximate GIA:	1,182	109.8
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for Uniform Business Rates with a rateable value of £4,000. The suite may qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

TBC.

Terms

The premises are available To Let by way of a new effective full repairing and insuring lease for a number of years to be agreed.

VAT

VAT is not currently applicable.

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For more information or to book a viewing please contact the sole letting agent:

Michelle Dobson

Direct Line: 01422 430026

Email: Michelle.Dobson@walkersingleton.co.uk

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

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