

FOR SALE

**UNIT 6
BREARLEY TRADING ESTATE
BREARLEY LANE
LUDDENDEN FOOT
HALIFAX
HX2 6HX**

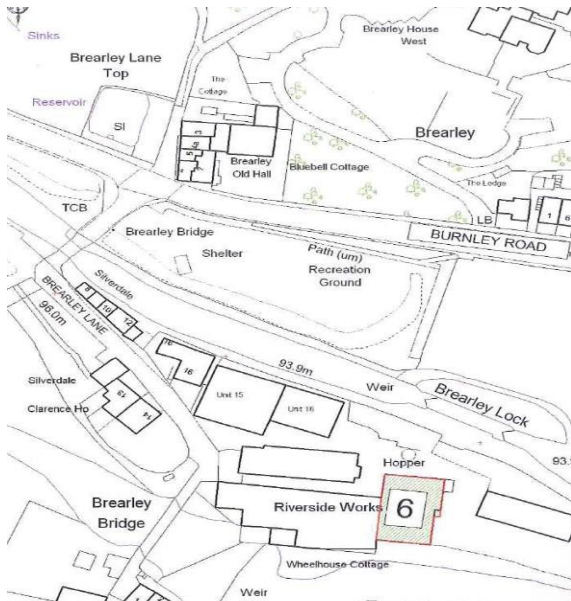
- TWO STOREY INDUSTRIAL UNIT
- DOUBLE DOOR LOADING ACCESS
- TOTAL GIA 8,563 SQ FT (795.52 SQ M)
- FIRST FLOOR OFFICES



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	4,251	394.96
First Floor	4,312	400.56
Total Approximate GIA	8,563Sq Ft	795.5 Sq M
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 £8,900.

EPC

The property has been assessed with an EPC rating of D-78

Terms

The Freehold is offered for sale with vacant possession.

Price

£150,000

VAT

The prices quoted are exclusive of VAT (if applicable)

Legal Fees

Each party responsible for their own legal fees incurred in any sales transaction.

Viewing

For further information or to book a viewing please contact the sole selling agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 19992

Nov-17

Location

The property is situated within the established Brearley Trading Estate off Brearley Lane in the Luddenden Foot area of Halifax approximately 3 miles to the west of Halifax Town Centre. Brearley Lane connects directly onto the A646 Halifax to Burnley Road.

Description

The premise briefly comprises a two storey stone built industrial property surmounted by a northlight roof benefitting from good quality open plan workshop space having with relevant ancillary accommodation including entrance lobby and additional office space to the first floor.

The ground floor benefits from a solid concrete floor, fluorescent strip lighting and has loading access via a double door entrance measuring 2.15 m wide x 2.73 m high. The first floor offers excellent natural lighting and benefits from 3 individual office suites, staff canteen and male and female WC facilities.

We understand that the premises benefit from all mains services to include three phase electricity supply, gas, water and drainage. Heating is provided to the first floor offices and canteen by way of a gas fired central heating system.

Please note these services have not been tried or tested and any interested party should satisfy themselves as to their suitability and condition.



Property House, Lister Lane, Halifax, HX1 5AS

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