

TO LET

**ATLAS BUSINESS PARK
GIBBET STREET
HALIFAX
HX1 4BR**

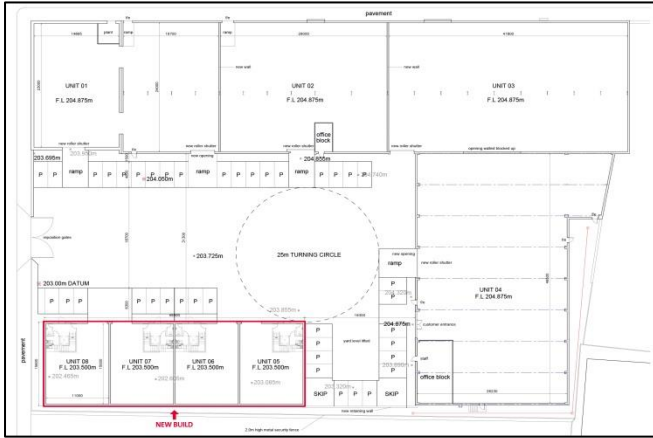
- NEWLY REFURBISHED COMMERCIAL/TRADE COUNTER UNITS
- 3,552 TO 12,144 SQ.FT
- AVAILABLE LATE 2015/ EARLY 2016
- WITHIN 5 MILES OF JUNCTION 24 OF THE M62 MOTORWAY



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Accommodation

The Total Approximate Gross Internal Floor Areas are:		
	Sq Ft	Sq M
Unit 1	8,130	755.28
Unit 2	7,500	696.75
Unit 3	10,800	1,003.32
Unit 4	12,144	1,128.18
Unit 5	3,552	330.0
Unit 6	3,552	330.0
Unit 7	3,552	330.0
Unit 8	3,552	330.0
Total Approximate GIA	52,782Sq Ft	4,903.57 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.

Note: All floor areas have been scaled off architect's plans and are subject to confirmation on site.

Location

Atlas Business Park is situated at the Junction of Gibbet Street and Victoria Road in the West Central Area of Halifax approximately 1 mile from the Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located within 5 miles. Surrounding occupiers consist of Yorkshire Timber Merchants, HSS Hire and Jewsons.

Services

Each unit will benefit from all mains services to include a three phase electricity supply. None of the services have been tested on site and, therefore, we are unable to comment on their condition or suitability.

Description

The site, once refurbished, will comprise of a total of 8 units. Units 1 to 4 are existing single storey units with Units 5 to 9 consisting of new build trade units which can be designed internally to accommodate end user requirements.

Rental

On Application

VAT

The rentals quoted are exclusive of any VAT the Landlord may choose or have a duty to impose.

Each unit will have ample on site car parking provision and circulation areas with the site having gated access directly onto Gibbet Street.

Legal Fees

Each party will be responsible for their own legal costs incurred in a lease transaction.

Rateable Value

To be reassessed.

Viewing

Ryan Barker

Direct Line: 01422430024
Email: ryan.barker@walkersingleton.co.uk

EPC

A copy of the Energy Performance Certificate is available on request.

Joint Agent

Terms

The units are available To Let on Full Repairing and Insuring Lease Terms for a period of years to be agreed.

Hayfield Robinson
Contact Ian Hayfield
01535 600097
Ref: 34363 Oct-15



Property House, Lister Lane, Halifax, HX1 5AS

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