

TO LET

The Craggs Country Business Park
New Road
Cragg Vale
Hebden Bridge
HX7 5TT

- Bespoke serviced office suites
- Inclusive rents and flexible terms
- Various suites available
- Fully furnished
- High speed fibre broadband
- 104 – 294 Sq Ft (9.70 – 27.31 Sq M)



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Location

The Craggs Country Business Park is situated occupying an elevated rural position, located on New Road off the main B6138 Cragg Road approximately 4 miles from Mytholmroyd in the Upper Calder Valley.

Services

We understand the offices benefit from mains electric, water and drainage with offices heated by way of an oil-fired central heating system.

In addition, the offices benefit from high speed leased line fibre internet broadband, CCTV in the common part, 24/7 access and a secure key fob entry system.

Description

The available premises comprise a number of single storey Cedar wood constructed offices, sympathetically refurbished to provide individual office suites offering a range of different sizes. The rural setting of the business park offers excellent views across the Upper Calder Valley and allows for a peaceful working environment.

Briefly, the offices benefit from a high grade of internal finish to include carpeting and suspended ceilings with integrated PIR motion detector. Category II lighting throughout along with good natural lighting provided by way of uPVC double glazed opening windows. In addition, each office suite has perimeter trunking which is fully networked and connected to a telephone line. The offices can be taken fully furnished if required.

Communal male and female W/C facilities are available within the building along with kitchen facilities and additional conference and meeting room. Ample on-site car parking is available for both tenants and visitors alike.



Property House, Lister Lane, Halifax, HX1 5AS

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Accommodation

The Total Approximate net internal floor areas are:				
Suite Number	Sq Ft	Sq M	No. of People	Rent PCM
S u i t e 1	294	27.31	4	£565
S u i t e 2	294	27.31	4	£565
S u i t e 3	131	12.14	2	£310
S u i t e 4	294	27.31	4	£565
S u i t e 5	294	27.31	4	£565
S u i t e 6	235	21.85	4	£505
S u i t e 7	104	9.70	2	£255
S u i t e 8	235	21.85	4	£505
S u i t e 9	104	9.70	2	£255
S u i t e 10	235	21.85	4	£505

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

Each suite has been assessed for Uniform Business Rates and their Rateable Value is available upon request. The suites may qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

The property has been assessed with an EPC rating of C-58.

VAT

The rentals quoted are exclusive of VAT that will be applicable.

Rental

From £8 per Sq Ft Exclusive

Terms

The accommodation is available on flexible Tenancy Agreements for a minimum term of 3 months.

Legal Fees

Each party to be responsible for their own legal fees incurred.

Viewing

For further information or to book a viewing please contact the Sole Letting Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 32456

Jun-19



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