

TO LET

Workshop/Warehouse/Office unit within popular business centre

**UPPER GROUND FLOOR
BRIAN ROYD BUSINESS CENTRE
SADDLEWORTH ROAD
GREETLAND
HALIFAX HX4 8NF**



6,110 ft² (567.63 m²)

- **Versatile accommodation available at cost-effective price**
- **Pleasant semi-rural location with on-site car parking**
- **EPC Rating – TBC**

Hanson Chartered Surveyors
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Location

The property is located on Saddleworth Road (B6114), Greetland and is accessed via a private estate road a short distance from the junction with Trenance Gardens.

This is a semi-rural location, approximately 1 mile due west of West Vale centre, 2.5 miles south of Halifax, and approximately 3.5 miles drive to Junction 24 of the M62 to the south east.

Occupiers at Brian Royd Business Centre include Holmbridge Engineering, Display IT and Clean Air Healthcare, whilst the wider Greetland area is home to Andy Thornton, GAMA Healthcare and Freudenberg.



Description

This accommodation forms part of the upper ground floor of the site's principal building, a five-storey former textile mill of stone construction beneath a pitched slate roof, together with part of the first floor of the adjacent extension mill, together also with a modern single storey extension of steel portal frame construction with profile metal sheet walling and solid concrete floor beneath a pitched profile metal sheet roof incorporating translucent rooflights.

The premises provide workshop/office accommodation set out over one floor, with dedicated ground floor loading bay access to the rear and secondary first floor loading access from the front of the building. The larger part of the accommodation is set within the main mill and the extension mill, these two sections being connected and open to each other. This part of the accommodation is partitioned to form two principal workspaces with vinyl covered suspended timber floors, uPVC clad walls, waterproof fluorescent strip lighting and gas-fired central heating system, as well as dedicated canteen facility and male and female toilets. The modern loading bay extension, benefits from a solid concrete floor, two electrically operated steel roller shutter loading doors (one with pedestrian wicket gate, one 0.60 m above ground level) and waterproof fluorescent strip lighting. There is clear headroom of 2.36 m in the section within the main mill and slightly greater height of 2.91 m in the section within the extension mill. Meanwhile, the modern extension has an eaves height of 2.29 m and a height to the apex of 3.30 m.

Four car parking spaces to the rear of the site are allocated to these premises.



Subject to Contract

Ref. 2750

Accommodation

| | ft ² | m ² |
|---------------------------|-----------------|----------------|
| <i>Upper Ground Floor</i> | | |
| Workshop/Warehouse/Office | 5,299 | 492.27 |
| Loading Bay/Workshop | 811 | 75.35 |
| Total GIA | 6,110 | 567.63 |

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

The property is available to let by way of a new tenancy for a minimum term of 12 months.

Rent: £19,500 per annum exclusive

Business Rates

The property is to be re-assessed for non domestic rating upon occupation.

The current Uniform Business Rate for 2018/2019 is 49.3p in the £ ignoring small business allowances and transitional relief.

VAT

The rent is quoted exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

Each party is to be responsible for their own legal costs.

Planning

Prospective tenants are advised to satisfy themselves in relation to all planning matters.

Viewing

Viewing is strictly by appointment with joint agents:
 Hanson Chartered Surveyors 01484 432043
 Phil Deakin phil@hanson-cs.co.uk
 Mark Hanson mark@hanson-cs.co.uk

Walker Singleton 01484 477600
 Ross Thornton ross.thornton@walkersingleton.co.uk

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTORS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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