

TO LET

**18 ROCHDALE ROAD
GREETLAND
HALIFAX
HX4 8AL**

- INDUSTRIAL UNIT & Office
- 1,534 SQ FT (143.33 SQ M)
- PRIVATE PARKING
- HIGHLY VISIBLE UNIT WITH EXCELLENT ROAD FRONTAGE
- VEHICLE LIFTING RAMPS INC.



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The property is owned by Rosemount Estates, a local property company run by Andy Thornton and partners who specialise in the refurbishment and letting of commercial properties in Elland and Greetland. Please see www.rosemountestates.co.uk for further information and details of other available properties.

Location

The property is located along Rochdale Road in the West Vale area of Greetland a short distance from the junction with Stainland Road. Greetland is located approximately 3 miles South of Halifax Town Centre and has excellent transport links with J24 of the M62 Motorway approximately 1.5 miles to the South East.

Description

The property comprises a single-storey industrial unit with an adjoining self-contained office building and a small amount of hard-surfaced car parking. Internally, the units benefits from a solid concrete floor, a small partitioned office, fluorescent strip lighting and WC facilities. Externally, a small forecourt provides parking for approximately 2/3 vehicles.

Mains services to include electric, water, and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£12,500 Per Annum Exclusive

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
W o r k s h o p	1,378	128.86
O f f i c e s	156	14.47
Total Approximate GIA	1,534	142.51

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 £3,300 and £1,375.

EPC

The property has been assessed with an EPC rating of E (116).

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information or if you wish to arrange a viewing, please contact the sole letting agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 16013

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Property House, Lister Lane, Halifax, HX1 5AS

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