

TO LET

**St Johns Business Centre
Calder Street
West Vale
HX4 8AQ**

- Charcter Office Suites
- 165-803 Sq Ft (15.28-92.90 Sq M)
- Free On Site Parking
- Security Alarm and CCTV Installed



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Location

The property is situated on Calder St just off the B6112 Stainland Road in the Greetland area of Halifax approximately 3 miles south of the Town Centre. Excellent main road communications exist with Junction 24 of the M62 motorway less than 3 miles distant.

Description

St Johns Business Centre provides serviced ground and first floor office accommodation set in a substantial detached Grade II Listed Church constructed in the 1880's which has been converted to provide a combination of open plan and cellular offices.

The building benefits from secure access with an intercom entry system linked to each office suite. An advanced alarm system is installed serving all communal and office areas along with an advanced CCTV surveillance system which covers the external areas, the entrance and internal communal parts.

Externally the building benefits from its own private parking spaces which are available on request. In addition, on street car parking is unrestricted along Calder Street and several other Streets close by.

Prices are inclusive of service charge and insurance with electricity sub metered and billed on a monthly basis.

Accommodation

| The Total Approximate net internal floor areas are: | | |
|---|------------------------|----------|
| | Size | Price PA |
| G F Office 1 | 250 Sq Ft (23.23 Sq M) | Let |
| G F Office 2 | 400 Sq Ft (37.16 Sq M) | Let |
| G F Office 3 | 460 Sq Ft (42.72 Sq M) | Let |
| G F Office 4 | 165 Sq Ft (15.28 Sq M) | Let |
| G F Office 6 | 267 Sq Ft (24.82 Sq M) | Let |
| G F Office 7 | 803 Sq Ft (92.90 Sq M) | Let |
| FF Office M1 | 300 Sq Ft (27.87 Sq M) | Let |
| FF Office M2 | 300 Sq Ft (27.87 Sq M) | £1,800 |
| FF Office M3 | 300 Sq Ft (27.87 Sq M) | £1,800 |
| FF Office M4 | 300 Sq Ft (27.87 Sq M) | Let |

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 and each suite Rateable Value is available on request.

EPC

This property is exempt from requiring an EPC.

Terms

The suites are available on a minimum 12 month term.

VAT

The rentals quoted are exclusive of VAT which is applicable.

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole letting agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

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