

TO LET

**Calder Street
Greetland
Halifax
HX4 8AQ**

- Single Storey Industrial Unit
- 6,072 Sq Ft (564.11 Sq M)
- Plus Extensive Yard



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Location

The property is situated along Calder Street just off the main B6112 Stainland Road at West Vale within 0.5 miles of Elland Town Centre. Excellent main road communications exist with Junction 24 of the M62 Motorway located within 2 miles. Surrounding land use is predominantly industrial use in the immediate vicinity with West Vale local centre situated close by.

Description

The property briefly comprises a single storey steel portal framed industrial unit benefiting from:

- Drive-in access via two roller shutter doors;
- Minimum 3.63M internal working eaves height;
- Solid concrete floor;
- Relevant canteen and w/c facilities;
- Private designated car parking and;
- Large private yard.

The premises benefit from all mains services to include 3-phase electricity. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£31,500 Per Annum Exclusive

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Total Approximate GIA	6,072	564.11
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 purposes with a Rateable Value of £27,250.

EPC

The property's Energy Performance Certificate is available on request.

Terms

The premises are available To Let by way of sublease for a maximum term ending 5th June 2021.

VAT

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

Legal Fees

Each party to be 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:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Jack Spencer

Direct Line: 01422 430013

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