

TO LET

**Atlas Business Park
Gibbet Street
Halifax
HX1 5JE**

- **Newly Refurbished High Bay Industrial Units**
- **8,130-26,430 Sq Ft (755.30-2,455.43 Sq M)**
- **Within 5 Miles of Junction 24 of the M62 Motorway**



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Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
U n i t 1	8,130	755.28
U n i t 2	7,500	696.75
U n i t 3	10,800	1,003.32
Total Approximate GIA	26,430 Sq Ft	2,455.41 Sq M

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 units have been assessed for Uniform Business Rates purposes with the following Rateable Values:

- Unit 1 - £9,700;
- Unit 2 - £16,750;
- Unit 3 - £22,000

Terms

By way of a new Full Repairing and Insuring lease for a term to be agreed.

VAT

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

Legal Fees

Each party will be responsible for their own legal costs incurred in a lease 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

Joint Agent

Hayfield Robinson

Contact: Ian Hayfield

Phone: 01535 600097

Ref: 34363

Apr-18

Location

Atlas Business Park is situated at the Junction of Gibbet Street and Victoria Road in the West Central Area of Halifax approximately 1 mile from the Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located within 5 miles.

Surrounding occupiers consist of Yorkshire Timber Merchants, HSS Hire and Jewsons.

Description

Atlas Business Park consists of a terrace of high bay new build industrial units ranging from 8,130 sq ft to 10,800 sq ft with the option of taking combined space equating to a total of 26,430 sq ft. Internally the units can be designed to accommodate the end users requirements. Each unit has ample on site car parking provision and circulation areas with the site having gated access directly onto Gibbet Street.

Rental

From £3.50 Per Sq Ft Year 1 exclusive

EPC

Available upon request



Property House, Lister Lane, Halifax, HX1 5AS

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