

2nd Floor Offices
Shay Lane
Halifax HX3 6RL

Rent
£7,800 per
annum



GOOD QUALITY 2ND FLOOR OFFICE ACCOMMODATION

110.21m² (1,186ft²)

- Finished to a high modern specification with air conditioning and data cabling
- On site car parking
- Accessible location 2 miles northwest of Halifax town centre

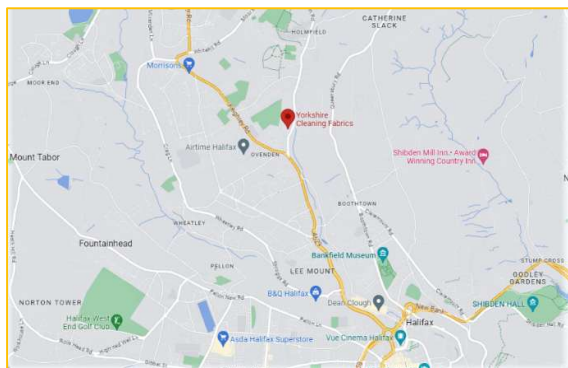
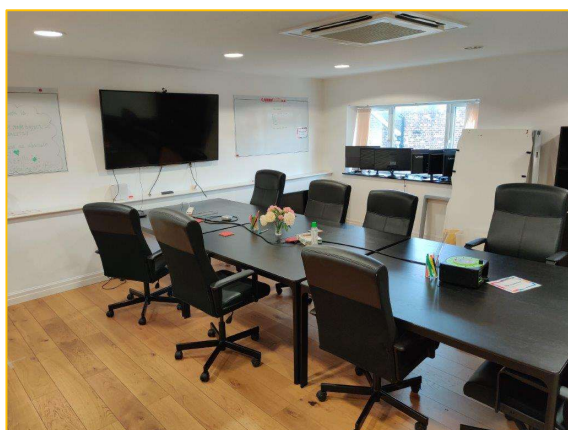
DESCRIPTION

The offices occupy the second floor of a three storey attractive brick built office building which comprises part of a larger factory property situated approximately 2 miles from Halifax Town Centre.

The offices have the capacity to have a self-contained entrance and provide well finished modern office accommodation extending to 110.21m² (1,186ft²). The accommodation benefits from having air conditioning, data cabling, and is divided into a range of offices to provide the prospect of general office, directors office and meeting room with wiring for central board room table and wall mounted screen.

The premises are surplus to the landlord's requirements and are accordingly immediately available for occupation, and would suit a wide range of businesses including new business start-ups, independent businesses seeking alternative accommodation, or larger businesses requiring an additional base.

Whilst the premises provide office accommodation, it would also suit alternative uses subject to the incoming tenant's requirements, and offers the advantage of being situated in an accessible location 2 miles from Halifax Town Centre.



ACCOMMODATION

Ground Floor

Staircase leading to second floor offices

Second Floor

110.21m² (1,186ft²)

Including:-

General office

Directors office

Boardroom

Kitchen and WC's

OUTSIDE

Secure tarmacadam car parking area to the front of the property providing a number of car parking spaces to be negotiated.

RENT

£7,800 per annum inclusive of rates.

The tenant will be charged independently for utilities.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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