

**Unit 1A
Calderdale Business
Park
Club Lane
Halifax HX2 8DB**

**Rent:
£17,160
Per Annum**



FACTORY/WAREHOUSE UNIT

406.35m² (4,374ft²)

- Dock level loading
- Easy access to Halifax, Bradford and Huddersfield
- Spacious yard and Car parking

DESCRIPTION

Unit 1A occupies part of the ground level of this multi-use estate which is positioned on the outskirts of Halifax. The unit is accessed via a shared entrance and loading bay and benefits from dock level loading. The unit provides an excellent opportunity for local/national businesses to lease good quality warehouse space in an accessible location.

In addition to the warehouse space, there is additional space available within the adjoining office building with single offices and office suites available by separate negotiation.

LOCATION

The property is positioned off the main Keighley Road (A629) on Club Lane. It is well positioned, approximately 1.8 miles to the northwest of Halifax town centre.

The area benefits from a mix of residential dwelling and industrial. This is a well-established and popular industrial location which is driven by the accessibility of the area due to its proximity to nearby towns and cities including Halifax, Bradford, Huddersfield and Leeds.

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p/£ (2025/26). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the sole Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

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.

LEASE TERMS

The unit is offered by way of a new lease for a minimum term of 3 years subject to paying a month's rent in advance and 1 month's rent as a deposit. The rent is quoted inclusive of water and service charge contributions. Tenants are responsible for repairing and decorating their own unit and general upkeep throughout their occupation, in addition to cleaning. The landlord will repair and maintain the common areas including communal kitchens and toilet areas. Each unit is sub metered and the landlord recharges the electric usage separately.

LEGAL COSTS

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

VAT

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

EPC ASSET RATING

Subject to reassessment

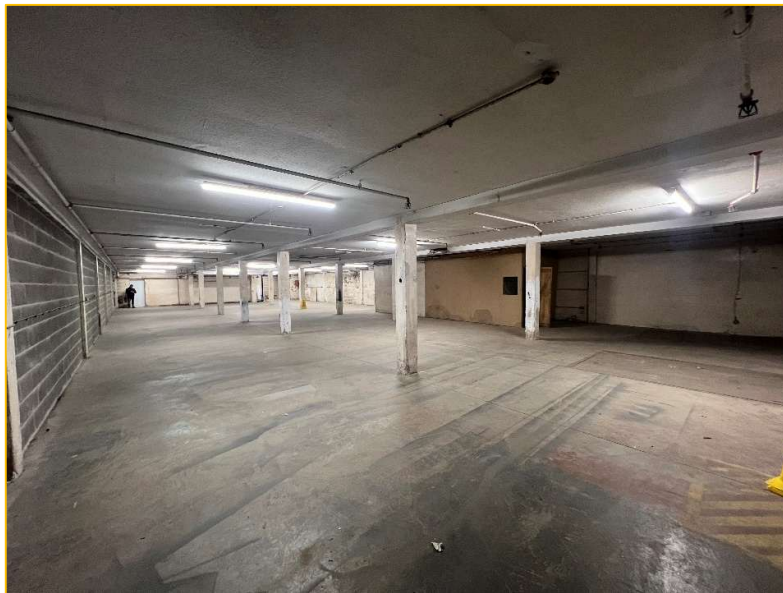
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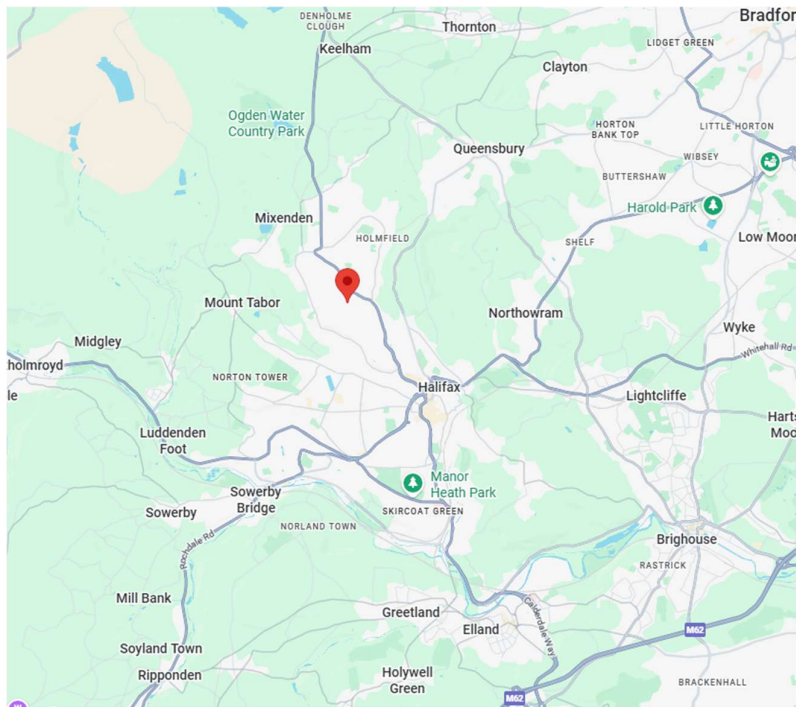
ACCOMMODATION AND RENT

GROUND FLOOR UNIT - INDUSTRIAL

UNIT	Sq.m.	Sq.ft.	Rent
1A	457	4,374	£17,160 pa



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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 insitu 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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