

TO LET (MAY SELL)  
MODERN SINGLE STOREY  
INDUSTRIAL/WAREHOUSE UNIT



HOPE STREET, HALIFAX, HX1 5DW

RENTAL/PRICE ON APPLICATION

- \ Excellent Industrial unit with overhead cranes.
- \ Enclosed/secure yard and car park.
- \ Conveniently located in a popular area just off Pellon Lane.

AVAILABLE SPACE  
2,600m<sup>2</sup> (28,000sq ft)



## LOCATION

The property is located on Hope Street which links Hanson Lane and Gibbet Street being just off Pellon Lane in a popular commercial and industrial area occupied by a range of large industrial and trade counter operators including Travis Perkins and Screwfix, with retail units close by (Argos and TX Maxx.)

Hope Street is approximately ½ mile to the west of Halifax town centre and is conveniently placed for access to the A58 and A629.

## DESCRIPTION

The property comprises a single storey two bay steel framed industrial/engineering workshop constructed in two bays with brickwork surmounted by profile steel sheeting. The roof is also clad in profile steel sheeting incorporating Perspex roof lights.

The workshop has a concrete floor throughout with drive in loading facilities. Eaves height approximately 6m. Each bay has a 10 tonne SWL travelling crane which runs the width of the building. There is a steel mezzanine.

To the front of the workshop is a single storey office block providing private and general office accommodation with ancillary accommodation.

	M <sup>2</sup>	SQ FT
<b>Total Floor Area (approx.)</b>	<b>2,600.00</b>	<b>28,000</b>

All mains services are connected to the site.

There is an enclosed yard and car park for approximately 25 cars.

## RATEABLE VALUE

Awaiting details.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is available on a full repairing and insuring lease basis for a term to be agreed.

Alternatively a sale would be considered on a freehold basis.

Rental/price upon application.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 01274 734101  
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 SUBJECT TO CONTRACT  
 FILE REF / 731.4265A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
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