



**The Court House  
Blackwall  
HALIFAX  
HX1 2QR**

- Prestigious Grade II Listed building finished to an exceptional specification.
- Extending to **1,123.9 sq m (12,098 sq ft)**
- Characterful features throughout
- Rent: **upon application**

### SITUATION

The property is situated along Harrison Road within Halifax Town Centre having close proximity to many major occupiers including Lloyds Retail Banking Headquarters, the Leeds Beckett University Business Centre and Eureka! The National Children's Museum. The property is also located within walking distance of the Grade I\* Listed Piece Hall which has benefitted from significant tourism influx into the town attracting over 3 million visitors per year. Good transport links exist via the local train station—Leeds City Centre (30 mins by train). Manchester (40 mins by train) and London Kings Cross (2 hours by train).

### PROPERTY/ACCOMMODATION

The property briefly comprises a prestigious Grade II Listed former Magistrates Court Building of traditional stone construction which has undergone a recent refurbishment programme into excellent specification office accommodation which provides a combination of open plan and private office suites with kitchen and WC facilities on each floor along with passenger lift access. The property has the ability to be sub-divided to provide a range of accommodation considered suitable for a variety of uses to include office and leisure subject to the relevant planning approvals required.

The property provides the following approximate accommodation:

	Sq. m.	Sq. ft.
<b>Ground Floor</b>	222.1	2,391
<b>First Floor</b>	901.8	9,707
<b>TOTAL AREA</b>	<b>1,123.9</b>	<b>12,098</b>

### Outside

The property benefits from a secured private car park to the with direct access into the suite (spaces to be allocated at landlord's discretion).

### RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

<b>Authority:</b>	Calderdale Council
<b>Description:</b>	Office & Premises
<b>Rateable Value (2026):</b>	£90,500

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

### RENT

Upon application

### LEASE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

### APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

### LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

### VAT

The rent is subject to VAT at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

This Listed property is exempt from requiring an EPC

### VIEWING

By contacting the joint agents:

#### Sharma Williamson

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

#### Walker Singleton (Ref Piers Fisher)

**Tel:** 01422 430022

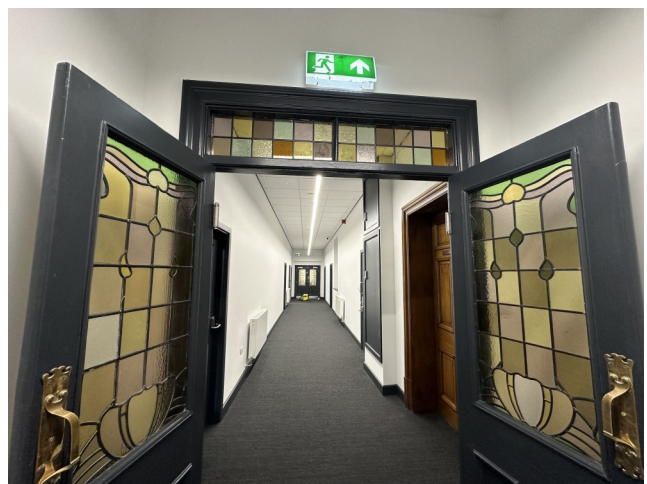
**Email:** piers.fisher@walkersingleton.co.uk

June 2026



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