



11 Harrison Road
HALIFAX
HX1 2AF

- Newly refurbished modern office suite
- Set in a Town Centre location with parking available
- Extending to **259.9 sq m (2,797 sq ft)**
- **Rent: £10 psf exclusive**

SITUATION

The property is situated on Harrison Road in Halifax Town Centre, opposite the newly developed Former Magistrates Court and within close proximity to major occupiers including Lloyds Retail Banking Headquarters and Harveys of Halifax. The property is also located within walking distance of the popular and historic Grade I* Listed Piece Hall which has benefited from significant tourism influx into the town attracting over 3 million visitors per year. Good transport links exist with Leeds City Centre within 15 miles (30 mins by train), Manchester within 20 miles (40 mins by train) and London Kings Cross 2 hours by train.

PROPERTY/ACCOMMODATION

The premises briefly comprises a stone built Grade II Listed detached property which has been recently refurbished throughout to create light, open and airy modern offices with good accessibility to Halifax Town Centre. The office suite will be finished to an excellent specification including carpet floor coverings, paint and plaster walls, exposed timber beams and characterful original features. The suite will feature kitchen and WC facilities with the remaining space being open plan. Further works are available subject to negotiation

The premises provide the following accommodation and net internal floor areas:

	Sq. m.	Sq. ft.
11A Harrison Road	LET!	
11B Harrison Road	LET!	
11C Harrison Road	LET!	
11D Harrison Road	258.9	2,787
TOTAL AREA	258.9	2,787

Outside

Parking available by way of separate Licence Agreement on terms to be agreed.

RATING

The property will be assessed for rating purposes upon application.

RENT

£10 Per sq ft exclusive Subject to Lease, plus VAT—if appropriate.

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

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

By contacting the joint letting 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

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