

TO LET

Berwick Street Mill

Berwick Street
Halifax
HX1 1QG

- Multi-purpose mill property
- Open plan self contained units
- Suitable for a variety of uses subject to planning permission
- 243.51 – 562.17m²
(2,621 – 6,051 sq ft)



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Location

The property is located on Berwick Street with frontage onto Square Road to the east of Halifax Town centre. The property is situated close to the Piece Hall, Eureka and the popular Woolshops shopping district. Halifax train station is also within close proximity.

On street car parking is available on the surrounding streets on a pay and display basis and the Woolshops and Eureka public car parks are also close by.

Description

Berwick Street Mill is a five storey stone built mill building which has undergone refurbishment works in recent years and now provides several open plan multi purpose units. Each unit benefits from exposed timber floors, ceiling mounted fluorescent strip lighting, good natural lighting and their own w/c facilities. Access is provided by either a communal entrance door to the front of the building, or a private access door to the side elevation, with each unit then accessed directly off the central corridor. Access to the upper floors is provided by way of a central timber staircase.

The units are considered suitable for a variety of uses, subject to all necessary consents, with existing occupiers including a gym, dance studio, marshall arts centre, design workshop and a retail showroom.

Accommodation

The total approximate gross internal floor areas are:		
Lower Ground Floor	318.66m ²	3,430 sq ft
Ground Floor	243.51m ²	2,621 sq ft
Total Approximate GIA	562.17m²	6,051 sq ft

NB: All floor areas have been measured in metric units and converted to the nearest imperial equivalent.

Ref: RH/22851/200110

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

Services

The units benefit from all mains services to include electricity, water and gas with heating provided by way of a gas fired central heating system to most units.

Please note we have not tried or tested any of the services and it is left up to any interested parties to satisfy themselves as to their condition and suitability.

Business Rates

The premises may require re-assessment for rating purposes and all enquiries should be directed to the Valuation Office Agency on 01422 307000 or on-line www.voa.gov.uk.

Terms

The premises are available To Let by way of a new Internal Repairing and Insuring lease for a term to be agreed.

Rental

£4 per sq ft, per annum, exclusive.

Legal Fees

The ingoing tenants will be responsible for a contribution towards the landlords' legal fees incurred in any transaction.

VAT

The rental quoted is exclusive of any VAT the Landlord may choose or have a duty to impose.

Viewing

For further information and viewing arrangements please contact:

Robin Hanson

Direct Line: 01422 430029

E-mail: robin.hanson@walkersingleton.co.uk

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