

FOR SALE

Shay Lane Works

Shay Lane
Halifax
HX3 6SF

- Substantial industrial investment property
- 3,769m² (40,570 sq ft)



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- Substantial industrial investment property
- 3,769m² (40,570 sq ft)
- Private service yard
- Drive-in access
- Offices

Location

The property is situated along Shay Lane accessed off the main A629 Keighley Road approximately 2 miles North of Halifax Town Centre. Good main road communications exist with Junction 24 of the M62 Motorway located approximately 6 miles to the South East being the Trans-Pennine link between the M1 Motorway to the East (approximately 22 Miles), and the M6 Motorway to the West (approximately 35 Miles).

Description

The property comprises a substantial multi-tenanted former engineering industrial property made up of a number of inter-connecting workshops together with two storey pre-fabricated offices fronting onto Shay Lane and a large private service yard.

A number of the bays have overhead gantry craneage with the property benefiting from solid floors, internal eaves height ranging from 4m (13 ft) to 7m (23 ft). Drive-in access is provided via multiple steel roller shutter loading doors serving the respective units. Additional mezzanine storage together with relevant canteen and w/c facilities are provided.

Accommodation

The total approximate gross internal floor areas are:		
Bay 1	369.56m ²	3,978 sq ft
Bay 2	278.70m ²	3,000 sq ft
Bays 2 ABC	1,459.04m ²	15,705 sq ft
Bay 3	115.57m ²	1,244 sq ft
Bay 3A	270.90m ²	2,916 sq ft
Bay 4	747.30m ²	8,044 sq ft
Bay 5	309.55m ²	3,332 sq ft
Bay 5 (Basement)	–	–
Bay 6	109.25m ²	1,176 sq ft
Bay 7	–	–
Bay 8 (Offices)	109.25m ²	1,176 sq ft
Total Approximate GIA	3,769.12m²	40,570 sq ft

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

Services

We understand that all mains services are connected to the property to include a substantial three-phase electricity supply. Both private and shared w/c facilities are provided and services may need sub-division depending upon the respective units.

Tenure

The Freehold Interest in the property is being offered For Sale subject to the tenancies which are detailed in the accompanying Schedule.

Price

Upon application.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the event of a sale transaction.

Viewing

For further information and viewing arrangements please contact:

Colin Roberts

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or

Oliver Benson

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WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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