

TO LET

**FIRE STATION
DEAN CLOUGH MILLS
HALIFAX
HX3 5AX**

- Accommodation available over three floors
- 24 hour access and on site security
- Located at the heart of Dean Clough
- Modern fit out having character features



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Location

Dean Clough is a 22 acre site , over half a mile long, on the edge of Halifax Town Centre in West Yorkshire. It is a thriving community which combines office space, leisure facilities, the arts, shopping and restaurants.

Description

The Fire Station is situated within the heart of Dean Clough located close to Axminster Mill, Covea Insurance, Prestige Flowers Gift Shop, The Arches and Next Level Bar just to name a few.

The unit itself is split to provide accommodation over three levels available to be taken as one self contained unit or let on a floor by floor basis. The accommodation offers a bright light working space having kitchen facilities along with male and female wc facilities.

The suites have the added benefit of an onsite reception, excellent IT connections, 24hr secure access, security with on site management and pay and display parking provided throughout the site.

Dean Clough is a vibrant 22-acre mixed-use site providing office, retail and leisure spaces, from 100 - 50,000 Sq Ft. The community onsite is dynamic, creative and diverse and is home to some 150 businesses and 4,000 people, with cafes, restaurants, hairdressers, a creche, theatre, barbers, galleries, artist studios and a permanent art collection.

In the current light of Covid-19 Dean Clough has developed a site-wide strategy with high hygiene standards, protocols and signage. The low density of the site and ample parking provision promote the safety of all customers and visitors with the added benefit of high quality landscaped external spaces.

Rent:

First Floor - £16,555 PA Exclusive

Second Floor - £22,080 PA Exclusive

Discounts available – Contact the agent for further information.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
First Floor	946	87.89
Second Floor	1,472	136.75
Total Approximate NIA	2,418	224.64

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with the following rateable values:

First Floors: will need reassessing for business rates purposes

Second Floor: £10,000

EPC

The property EPC is available on request.

VAT

The rentals quoted are exclusive of VAT.

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to book a viewing please contact the agent:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 19397



Property House, Lister Lane, Halifax, HX1

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