

## TO LET

**Ground Floor  
Long Mill  
Rochdale Road  
Halifax  
West Yorkshire  
HX4 8AD**

- **GROUND FLOOR INDUSTRIAL/TRADE UNIT**
- **4,144 SQ FT (384.98 SQ M)**
- **ADDITIONAL SECURE AND PRIVATE YARD/PARKING AREA OF 2,000 SQ FT INCLUDED**



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Rental  
**£15,500 Per Annum Exclusive**

## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Unit	4,144	384.98
Yard	2,000	185.81
<b>Total Approximate GIA:</b>	<b>6,144</b>	<b>570.8</b>

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 a rateable value of £9,400. The suite may qualify for 100% rates relief.

## EPC

This property has been assessed as having an Energy Performance Certificate of C(74).

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a minimum of three years.

## VAT

The rentals quoted are exclusive of VAT which will be applicable.

## Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the wider complex.

## Legal Fees

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

## Viewing

For more information and viewing arrangements please contact::

## Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@WalkerSingleton.co.uk](mailto:Ryan.Barker@WalkerSingleton.co.uk)

## Location

The premises are situated off Rochdale Road (B6113) in West Vale, to the rear of Andy Thornton Ltd showroom at Victoria Mills. West Vale is located midway between Halifax and Elland and only 3 miles from Junction 24 of the M62 Motorway. It is a thriving village with numerous shops, restaurants, facilities within walking distance of the property.

## Description

The property briefly comprises a ground floor industrial/trade unit providing linear accommodation internally benefiting from a solid concrete floor, fluorescent strip lighting and drive in loading access. Toilets and an office area are included. Externally there is a secure gated compound included overlooking the rear of a mixed leisure, retail and warehouse complex. The unit is considered suitable for a variety of purposes subject to relevant Planning Permission.

## Services

The property benefits from all mains services connection. Please note none of these services have been tried or tested on site and therefore interested parties are advised to satisfy themselves as to their condition and suitability.

## Rosemount Estates

Rosemount Estates is a privately owned property company who develop and directly manage a range of industrial, office and retail properties in Elland and West Vale. Please see [www.rosemountestate.co.uk](http://www.rosemountestate.co.uk) for further details or contact James Thornton, Rosemount Estates Limited, 07585950271, [James.Thornton@RosemountEstates.co.uk](mailto:James.Thornton@RosemountEstates.co.uk).



Property House, Lister Lane, Halifax, HX1 5AS

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