

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



TO LET

Superb Two Storey New Build Commercial Units
3,552 sqft (330 sqm)



- **High specification**
- **Approximately 1 mile from Halifax Town Centre**
- **Ample site car parking and circulation areas**

**UNIT 5 OR 6 ATLAS WORKS, GIBBET STREET, HALIFAX
WEST YORKSHIRE, HX1 5JE**

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Location

Atlas Business Park is situated at the junction of Gibbitt Street and Victoria Road approximately 1 mile from Halifax Town Centre itself, having good access to all local amenities.

Description

Four, two storey high specification new build units benefiting from an exceptionally high grade fit out.

Accommodation

Each unit offers

Ground Floor

Works/warehouse accommodation

First Floor

Open plan office accommodation

3,552 sqft 330 sqm

External

Private parking and circulation areas.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Unit 5 Atlas Works

Description: Warehouse and Premises
Rateable Value: £17,250
Uniform Business Rate for 2021/2022: £0.499

Unit 6 Atlas Works

Description: Warehouse and Premises
Rateable Value: £17,250
Uniform Business Rate for 2021/2022: £0.499

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01422 392237

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Terms

The units are available to let for a periods of years to be agreed.

Guide Rent

Rental terms on application

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Further Information

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Joint agents

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Michelle.dobson@walkersingleton.co.uk



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