

TO LET

Alumex Works

Water Lane
Halifax
HX3 9HG

- Refurbished industrial/warehouse units
- Extensive yards and loading areas
- Good road links
- From 528 – 3,477m²
(5,683 – 37,426 sq ft)



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Location

The property is located to the south east of Halifax and has convenient access to Junction 24 of the M62 motorway by the A629. The premises are within 0.75 of a mile of the town centre and are close to the railway station.

Description

The property comprises a substantial former engineering complex which has been re-planned and is currently undergoing extensive refurbishment works to provide mainly single storey industrial/warehouse space in the form of units from 528m² (5,683 sq ft). The property includes lofty industrial space with an eaves height of 7.6m (25 ft) and extensive yards, loading areas and parking spaces.

Accommodation

The total approximate gross internal floor areas are:		
Alumex Works		
High Level Yard/Compound	0.48 Hectares	1.198 Acres
Unit 1	1,693m ²	18,223 sq ft
Unit 2	1,256m ²	13,520 sq ft
Unit 3	528m ²	5,683 sq ft
Total Approximate GIA	3,477m²	37,426 sq ft

Services

All mains services are connected.

Planning

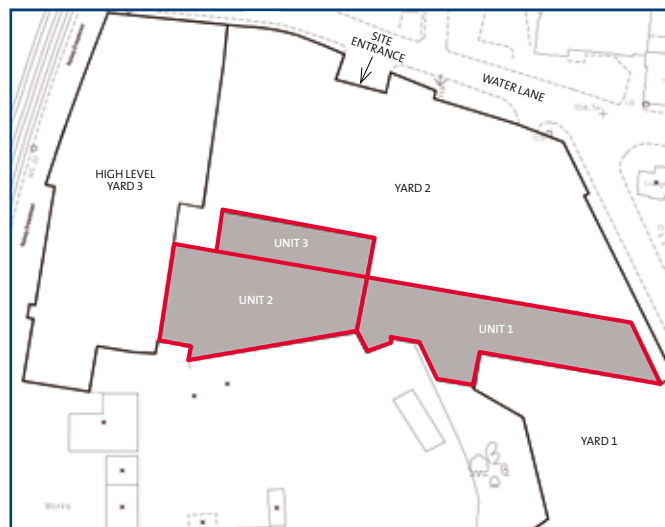
The premises have an established use for industrial or warehouse purposes.

Business Rates

To be re-assessed.

Terms

The premises are available to let on leases for a minimum period of three years. The leases will be on full repairing and insuring terms.



Rental

On Application.

Legal Fees

Both parties are to be responsible for their own legal costs.

Viewing

For further information and viewing arrangements please contact:

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Ref: 4737/180210

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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