

TO LET

**HOLMFIELD MILLS
HOLDSWORTH ROAD
HALIFAX
HX3 6SN**

- INCENTIVES AVAILABLE
- FLEXIBLE TERMS
- HIGH SPEC CHARACTER OFFICE SUITES
- 120-2,000 SQ FT (11.15-185.80 SQ M)
- FREE ON-SITE PARKING
- PASSENGER LIFT TO ALL FLOORS



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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Suite 1	125	11.15
Suite 2	395	36.70
Suite 3	640	59.46
Suite 4	870	80.82
Suite 5	2,000	185.80

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

Available upon Request.

EPC

The premises Energy Performance Certificate is available on request.

Terms

The suites are available To Let by way of a new effective short term lease or licence for a minimum term of 6 months.

VAT

The rentals quoted are exclusive of VAT which is applicable.

Legal Fees

Each party responsible for their own legal costs incurred in any letting transaction.

Viewing

For more information or to arrange a viewing, please contact the sole letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 4249

Dec-21

Location

Holmfield Mills is situated on Holdsworth Road, off Shay Lane, which is accessed directly from the A629 Halifax/ Keighley Road or from Queensbury via the A647. The complex is situated within an established Commercial and Industrial district a short distance away from Halifax Town Centre.

Description

The premises comprise a substantial former mill complex sub divided to create a combination of industrial and office suites. The premises has the benefit of extensive parking.

The office accommodation is located within the main Holmfield Mill and benefits from an reception with dedicated receptionist, a passenger lift servicing all floors, a Royal Mail postal service and communal WC and kitchenette facilities.

The office suites are finished to a high modern specification and are available in various sizes ranging from small one-man offices to large open plan accommodation.

Rental

From £1,800 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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