



**1st Floor, 14A Horton Street
HALIFAX
HX1 1PU**

- Characterful open plan office / studio accommodation
- Situated in Halifax Town Centre
- Extending to **198.1 sq m (2,132 sq ft)**
- Within walking distance to the train station
- Rent: **£16,000 pax**

SITUATION

The property is situated at Horton Street in the Town Centre of Halifax close to The Piece Hall, The Westgate Arcade and the Westgate Phase II development, as well as the Town Centre's main amenities.

The train station is within walking distance and the bus station nearby.

PROPERTY/ACCOMMODATION

The property briefly comprises a light, open plan office/studio space on the first floor of 14 Horton Street in Halifax Town Centre. The unit is accessed off Horton Street in the New Street car park via a glazed personnel door. The suite offers attractive accommodation with exposed red brick walls, concrete flooring, air conditioning unit, kitchen and w/c facilities and is considered to be suitable for a variety of uses (STPP).

The premises provide the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
First Floor	198.1	2,132

Outside

Car parking is subject to availability.

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Authority:	Calderdale Council
Description:	Office & Premises
Rateable Value (2026):	£18,250

Please click on the link below to obtain an estimate of the annual Business Rates payable :

<https://www.gov.uk/calculate-your-business-rates>

RENT

£16,000 per annum exclusive Subject to Lease, plus VAT—if appropriate.

LEASE

The property is available to let upon an effective new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of

documents to comply with Money Laundering Regulations etc.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the joint letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton

Ref: Yasmin Lee

Tel: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: Edward Booth

Tel: 01422 430026

Email: edward.booth@walkersingleton.co.uk

June 2026



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