



**2nd Floor, 4B Albion Street
HALIFAX
HX1 1DU**

- Modern offices fitted out to a high specification.
- Forming part of the Westgate Arcade development in a busy Town Centre location.
- 2nd floor available extending to **60.9 sq m (655 sq ft)**
- **Rent: £8,500 pax**

SITUATION

The property is located in the heart of the Halifax Town Centre at the entrance the Westgate Arcade, with the bus station and train station within convenient walking distance. Parking facilities are available within the local area. The offices are close to the Piece Hall which has been the subject of a £19m redevelopment.

PROPERTY/ACCOMMODATION

The premise briefly comprise a 2nd floor suite situated in the heart of Halifax Town Centre with views over the Halifax Borough Market and Westgate Arcade. The suite benefits from having open plan accommodation with its own kitchen and male and female WC facilities. Access to the self contained suite is via a pedestrian door with a modern intercom system fronting onto Albion Street. The suite benefits from LED lighting, perimeter trunking, gas central heating and being carpeted throughout

The suite provides the following approximate net internal floor areas:

	Sq. m.	Sq. ft.
2nd Floor	60.9	655

RATING

The property will be assessed for rating purposes upon application.

RENT

£8,500 per annum exclusive Subject to Lease, plus VAT—if appropriate.

LEASE

The property is available to let upon a 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

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Walker Singleton

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