



**India Buildings
86-88 Horton Street
HALIFAX
HX1 1QE**

- Grade II Listed office / industrial / leisure premises in Halifax Town Centre.
- 855.4 sqm (9208 sq ft) to 4663.8 sq m (50,193 sq ft) available.
- Town Centre location.
- Suitable for various uses (subject to PP).

SITUATION

The property is prominently located at the junction of Horton Street and Church Street in Halifax Town Centre, directly opposite the train station. Opposite is the popular and historic Grade I Listed Piece Hall which attracts a large number of visitors. Closeby are Halifax Central Library and Eureka (the National Children's Museum).

On site car parking is available and there is a large pay & display car park closeby.

PROPERTY/ACCOMMODATION

The substantial Grade II Listed property is set over 5 substantial floors around a central glazed courtyard. Originally used as a wool warehouse, the floors are largely open plan and lend themselves to conversion for a wide range of uses (subject to planning consent).

The property provides the following approximate floor areas*:

	Sq. m.	Sq. ft.
Basement	855.45	9,208
Ground floor	1133.97	12,206
1st floor	891.21	9,593
2nd floor	891.21	9,593
3rd floor	891.21	9,583
TOTAL AREA	4663.8	50,193

*All measurements are based upon a gross floor area and have been taken in compliance with the RICS code of measuring practice on a gross basis.

Outside

On site car parking. If additional spaces are needed, these are available at £75 (+VAT) per month.

RATING

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

Authority: Calderdale
Description: Showroom & Premises
Rateable Value (2026): £44,000

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

Rent upon application.

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

Our clients advise that VAT is chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

As a Listed building, the property is exempt from Energy Performance ratings.

VIEWING

By contacting the joint agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Walker Singleton

Ref: Piers Fisher

Tel: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Prepared: October 2026

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