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CHARTERED SURVEYORS

TO LET

PROPERTY ID: 100-069



SMALL SINGLE STOREY BUSINESS UNIT ON ESTABLISHED ESTATE / BUSINESS CENTRE

750 sq. ft (70 sq. m)

UNIT 1E, MILL FOLD, OFF MILL FOLD WAY, SOWERBY BRIDGE, RIPONDEN, HX6 4DJ

PROPERTY DESCRIPTION

Unit 1E is a small 'lock up' business unit of single storey construction with stone external elevations with a concrete block inner, painted solid concrete floor and a pitched roof which is covered in slate. Internally the unit provides an open plan work area with a separate office and WC to the rear together with an adjacent sink unit / brewing up area. The unit has a floor to ceiling height of approx. 11ft and a roller shutter door at the front elevation (8ft 6ins wide by 9ft 6ins wide)

Externally there is a small loading area at the front and car parking.

PROPERTY LOCATION

The unit forms part of a small business centre/estate located fronting directly onto Mill Fold in the Ripponden district of Sowerby Bridge which is a well-established suburb of Halifax.

The business centre is conveniently located close to the centre of Ripponden. It forms part of a wider established business/light industrial complex of buildings with the general area very well established with industrial, commercial, and retail operators in close proximity.

Please refer to attached Location Map with markers.

PROPERTY PHOTOS



SERVICES

We understand that mains electricity, water, and drainage connections are available.

The unit has wall mounted electric heaters and strip fluorescent lighting.

Further details on application.

RATES

The unit is exempt from business rates.

TERMS

Available To Let under the terms of a new lease for a period to be agreed with the lease drawn of a full repairing and insuring basis.

Initial rent of £9,000/annum, exclusive

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

SUMMARY:

Very well located adjacent to the centre of Ripponden.

Close to the intersection of the A58 Halifax Road and B6113 Elland Road.

Well sought after and in demand floorspace.

Suit various uses (subject to consents)



FLOOR AREAS

The unit extends to a gross internal floor area of 750 sq ft which is made up as follows:

Area	SQ. FT	SQ. M
Main Work Area	558	51.84
Offices & Ancillary	192	17.83
Total	750	69.67

VIEWING

By prior appointment with the Sole Letting Agents:

Mark Warburton Chartered Surveyors
T: 07769 970244.
E: mark@mwproperty.co.uk



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