

TO LET – 4,885 – 10,000 sq ft (454 – 929 sq m) Retail warehouse on established retail park

2A & 2B, Victoria Retail Park
Shroggs Road
Halifax HX3 5HA



SUMMARY

- Retail Warehouse units on established retail park
- Surrounding occupiers to include, B & Q, Dreams & Jollyes
- 4,885 - 10,000 sq ft (454 – 929 sq m)
- Can be let as single unit or combined with next door
- Clear minimum 6m eaves height

LOCATION

The property is located within the Victoria Retail Park, located on Shroggs Road and accessed directly off Ovenden Road (A629), the main arterial route serving Halifax to the north of the town centre.

DESCRIPTION

The premises briefly comprises modern retail warehousing units situated on the Victoria Retail Park in Halifax, on the outskirts of the town centre, alongside retailers, B & Q, Dreams and Jollyes.

Unit 2B is available immediately and extends to 4,885 sq ft, however it could be combined with Unit 2A (the adjoining Topps Tiles unit) to provide 10,000 sq ft in total.

Both units offer open plan, high eaves, retail accommodation with loading from the rear and WC and kitchenette facilities.

Main services are connected, including electricity and water.

ACCOMMODATION

The Total Approximate internal floor areas are:

	SQ FT	SQ M
2A Victoria Retail Park	5,115	475.19
2B Victoria Retail Park	4,885	453.83
Total	10,000	929.02

Approximate Area

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.

LEASE TERMS

The premises are available to let by way of a new Full Repairing and Insuring (FRI) Lease for a term to be agreed, subject to upward only rent reviews at the end of each 5th year.

RENTAL

From £8.00 per sq ft per annum exclusive.

PLANNING/PERMITTED USES

The units currently have A1 Bulky Goods, non-food retail planning approval.

However they could be suitable for other uses, subject to the relevant landlord and planning approvals.

RATING ASSESSMENT

The property requires re-assessing for Business Rates purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed with the following EPC ratings:

Unit 2A B (46)
Unit 2B C (51)

A copy of the EPC can be made available upon request.

VAT

We understand that the property is elected for VAT.

All figures quoted are exclusive of VAT.

LEGAL COSTS

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

CONTACT

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