

SHIBDEN HALL ROAD, HALIFAX,
WEST YORKSHIRE, HX3 7XA

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TO LET

86,279 Sq Ft (8,015.55 Sq M) on a site of 6.6 acres (2.67 ha)
Modern Detached Warehouse/Industrial/Distribution Premises



- Multiple loading doors
- Dedicated trailer parking
- High quality ancillary two storey offices

- Generous car parking provision
- Up to 7.5 meter eaves
- Fully secure site

LOCATION

The property is strategically located approximately 1 mile to the north east of Halifax Town Centre and just off the Leeds Road (A58) providing good access to Junctions 24, 25 and 26 of the M62 Motorway. The property itself is accessed off Listers Road/Shiden Hall Road. Which leads directly onto the Leeds Road (A58).



DESCRIPTION

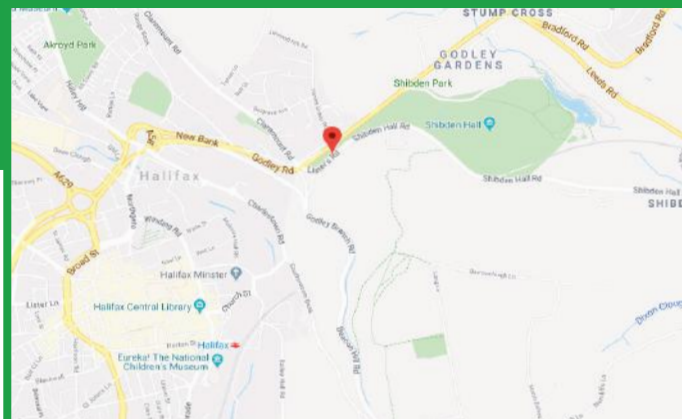
The property provides a modern detached warehouse/ industrial building with the following specification:

- Up to 7.5 meter eaves
- Fully secure site
- Multiple loading doors
- Dedicated trailer parking
- High quality ancillary two storey offices
- Generous car parking provision

Accommodation	Sq. m	Sq. ft
Warehouse & Canopy	7,660.29	82,455
Ground Floor Offices	195.55	2105
First Floor Offices	159.71	1719
Total	8015.55	86,279

EPC

A copy of the EPC certificate and report are available upon request.



TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with the completion of the transaction.

VIEWINGS

For further information or to arrange a viewing please contact;



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