



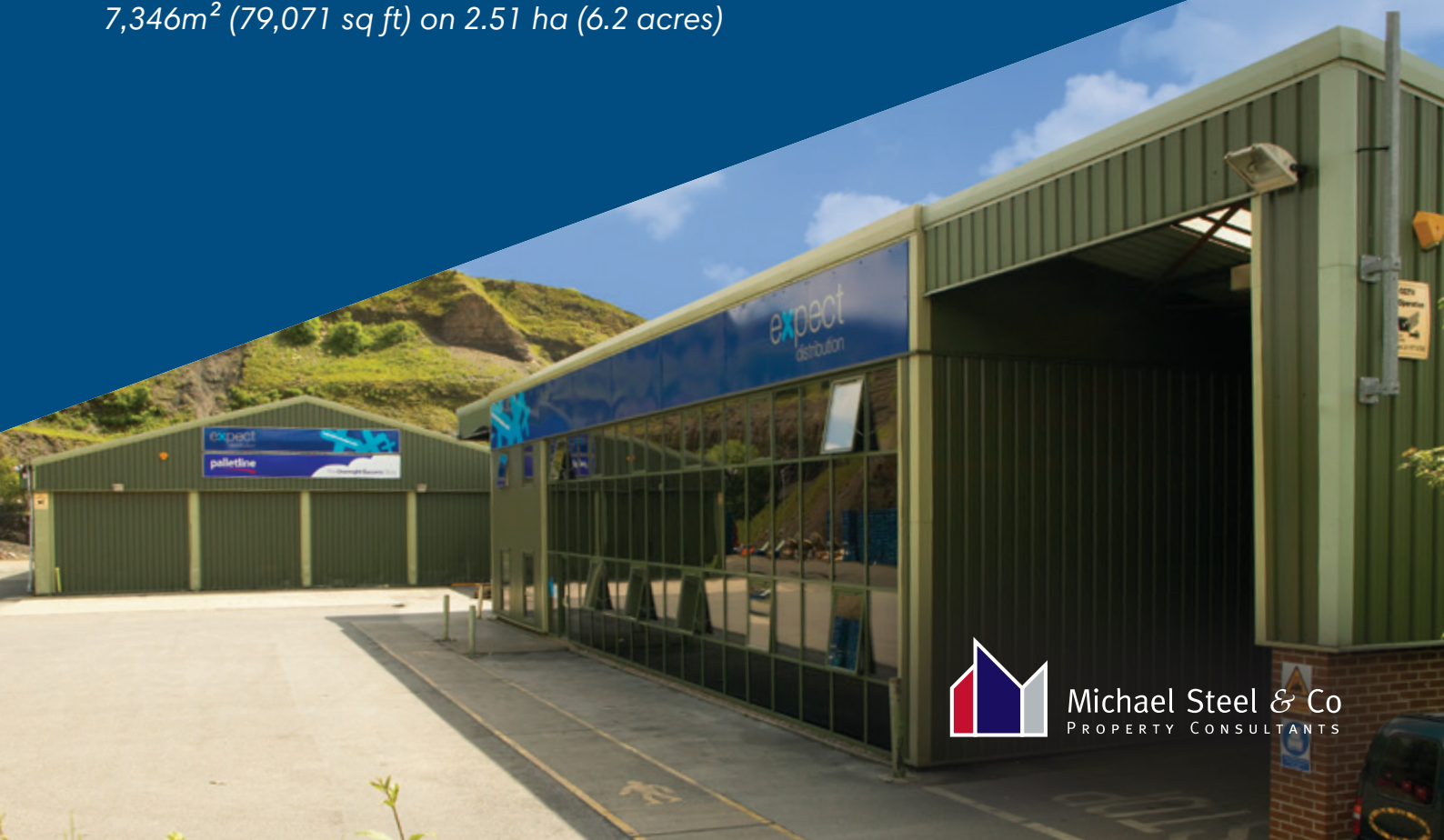
expect
distribution

due to relocation
& expansion

LISTER'S ROAD, HALIFAX HX3 7XA

Self Contained Warehouse & Distribution/Industrial Facility

7,346m² (79,071 sq ft) on 2.51 ha (6.2 acres)



Michael Steel & Co
PROPERTY CONSULTANTS

DESCRIPTION

The premises comprise a series of interconnecting, predominantly single-storey, steel-framed and clad industrial and warehouse buildings, with pitched asbestos part-metal decking roofs and solid concrete floors.

The premises have been occupied for a significant period by Expect Distribution providing extensive warehouse and distribution facilities. The premises include good quality two storey office accommodation to the front along with ancillary office, kitchen, welfare and workshop facilities.

Gross Internal Floor Area
7,346m² (79,071 sq ft)

Externally the site benefits from a substantial surfaced yard providing on-site circulation and vehicle parking, in addition to a second surfaced car parking area accessed directly off Lister's Road. The site is secure being self-contained with fencing.

Total Site Area
2.51 ha (6.2 acres)



LOCATION

The property is situated on Lister's Road in an elevated position above Halifax town centre. Lister's Road connects with the A58 Godley Road/Godley Lane, only 1 mile east of Halifax town centre.

It is conveniently located for access to the motorway network with junction 24 (Ainley Top/Huddersfield) of the M62 and junction 26 (Chain Bar/Cleckheaton) to the south and east respectively within an approximate 6 mile radius.

RATING

We are verbally advised by Calderdale Council that the premises are assessed as follows:

Warehouse & Premises RV £215,000

The National Uniform Business Rate for 2018/19 is 49.3p in the £ ignoring transitional phasing relief.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (68) and a copy of the Energy Performance Certificate is available upon request.

PRICE

Upon application.

VIEWING/ENQUIRIES

Strictly through the sole agents:

Michael Steel & Co

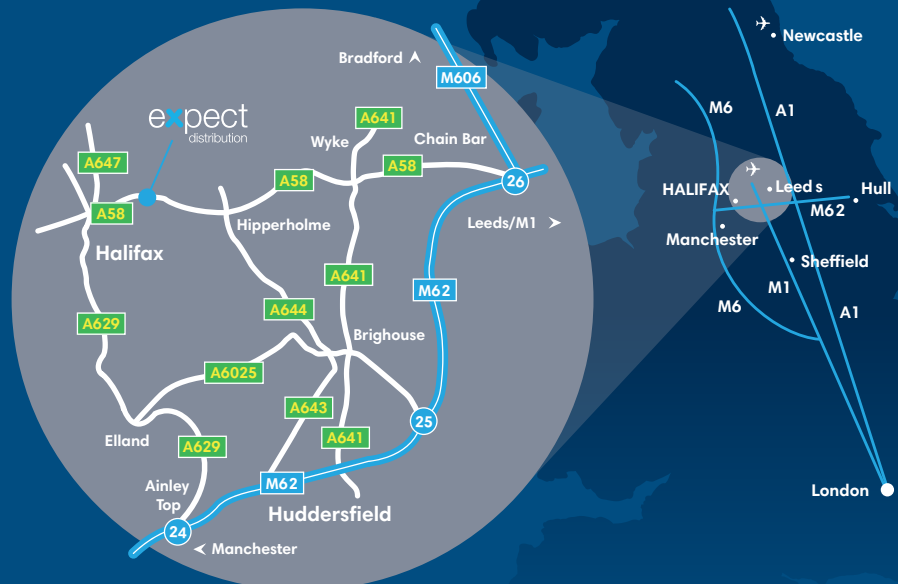
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March 2019 | Subject to Contract

Our Ref: 0690/A/M

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.