



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**On behalf of Canal & River Trust**



**TO LET**

# **CHARACTERFUL OFFICES WITH P**

**WAREHOUSE 4 OFFICES, SOWERBY BRIDGE  
CANAL BASIN, SOWERBY BRIDGE, HX6 2AG**

500 Sq ft – 3,190 Sq ft

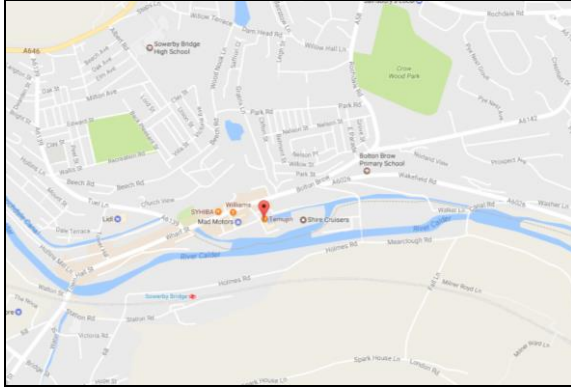


- Established business location within the Marina Basin
- Accessible to the town centre amenities and motorway network
- Shared use of business centre kitchen, toilets and lift
- Within walking distance from Sowerby Bridge train station

**0113 2348999**

## Location

The premises are located within Warehouse No 4 at Sowerby Bridge Canal Basin Marina within the town centre, within walking distance to the train station, off Wharf Street (A58) which provides access to Halifax town centre (and in turn junction 24 of M62 motorway via the A629 and Calderdale Way) and directly to junction 22 of the M62 motorway, approximately 7 miles to the west.



## Description

The Sowerby Bridge canal basin marina is an attractive complex of former canal warehouse and associated Listed buildings which have been refurbished to form an established and popular business and leisure complex on The Wharf with occupiers including Shire Cruises, The Moorings public house, Temujin, Alexanders Bar in addition to the offices and gym.

Warehouse 4 is a three storey building with external glazed personnel lift to all floors, internal steel spiral staircase and with kitchen and toilets to the heated circulation and common parts.

## Accommodation

The accommodation is summarised as follows:-

Floor	Suite	M <sup>2</sup>	(sq ft)
FF	Unit 1	46.45	(500)
2 <sup>nd</sup>	Top floor suite	296.36	(3,190)

## Parking

Car parking is available on site, on a first come first served basis, in several designated parking areas.

## Services

Mains electricity, gas, water and sewer drainage are connected to the property. Prospective tenants should satisfy themselves with regard to condition and capacity.

### Energy Performance Certificate

The property has an EPC Energy Rating C (71).

## Terms

The premises are available by way of new essentially full repairing and insuring leases (by a service charge) for a term to be agreed incorporating 3 yearly upward only rent reviews.

## Rent

Unit 1	£100 per week*
2 <sup>nd</sup> floor Suite (will divide)	£350 per week*

\*the rents to be payable monthly in advance exclusive.

## Rating

Through our enquiries of the Valuation Office website the premises are assessed for rating purposes as follows:-

Unit 1 First Floor	RV £5,100
2 <sup>nd</sup> floor Suite Office & Premises	To be reassessed

The National Uniform Business Rate for 2023/24 for rating assessments below £51,000 is 49.9p in the £.

## Service Charge

The letting of the property is to be in conjunction with a service charge relating to the maintenance and upkeep of the property, its common parts and the provision of services. Further details upon application.

## VAT

VAT is applicable upon rents and service charge.

## Legal Costs

The tenant to be responsible for a contribution towards the landlords legal costs in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Andrew Steel  
Ben Preston

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

Our Ref: 2383/A/S  
Updated April 2023

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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.