

## TO LET

**ELSIE WHITELEY  
INNOVATION CENTRE  
HOPWOOD LANE  
HALIFAX  
HX1 5ER**

- 1,961 Sq Ft HIGH SPECIFICATION OFFICE SUITE
- CLOSE TO HALIFAX TOWN CENTRE
- CAR PARKING AVAILABLE ON SITE
- INCLUSIVE RENTS



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## Location

The Elsie Whiteley Innovation Centre is situated at Hopwood Lane and is located on the western fringe of Halifax Town Centre.

## Description

The property comprises a high specification multi-storey stone built mill conversion now providing excellent quality office accommodation in suites from 100 sq ft up to 3,000 sq ft each with their own character, including both plastered and painted and exposed masonry internal wall finishes.

Individual suites have been finished to a high standard throughout including carpeting, Category II Lighting, flood wiring and period features. All have access to kitchen and WC facilities, meeting rooms, on site café and break out areas.

## Terms

The premises are available to let on a new lease, for a term to be agreed. The rent quoted below is inclusive of power and heat, main reception facility, cleaning and maintenance of common areas.

## Rental

**£31,380 Per Annum**

## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate NIA</b>	<b>1,961</b>	<b>182.18</b>
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.		

## Facilities

The Elsie Whiteley Innovation Centre offers a wide range of added value services including, secretarial support, photocopying, fax and post handling. In addition, there is a range of meeting rooms and conference facilities available. All tenants within the Elsie Whiteley Innovation Centre are also able to access business support from a resident business development manager together with regular free advisory sessions in clinics with various industry professionals.

## VAT

VAT is payable on the rent.

## Services

Mains electricity and heating are included in the rental.

## Rateable Value

Individual suites are separately assessed, and the tenant is responsible for the payment of business rates to the Local Authority.

## Viewing

For further information and viewing arrangements please contact the Sole Letting Agent:

### Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 28692

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Property House, Lister Lane, Halifax, HX1

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