

## TO LET

### Serviced Office suite/studio in Shelf Halifax HX3

267 sq. ft. (24.8 sq. m.) approx.

**BBW BUSINESS CENTRES 12 WADE HOUSE ROAD**

**SHELF HALIFAX HX3 7PB**



#### Office-Studio Property: To Let

**Refurbished Serviced Office Suite/studio– second floor (first floor just let)- modern easy maintenance finishes; air conditioning and car park to rear of building. Existing occupiers Bostocks Boyce Welch- Chartered Accountants- and The Cake Emporium. NO business rates for qualifying Small Businesses!**

#### Halifax- Bradford border Location

Shelf is a pleasant area to the north-east of Halifax within close proximity of Brighouse, Queensbury and Bradford. The Property is easy to find whether travelling from Bradford or Halifax and benefits from being situated on the main A6036 which connects Odsal Top with Shelf/Northowram. Wade House Road is on a regular bus route and the nearest rail stations are Low Moor within 10 minutes typical drive, Bradford Interchange and Halifax slightly longer.

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### Office Property Description

- >Front shared entrance and hallway leading to stairs; with door entry system and intercom.
- >First floor suite just let.
- >Second floor suite available with front room; rear room which are interconnected the rear room including a sink/worktop area. Has shared use of toilets with first floor occupier.
- >Suite has air conditioning cassettes; modular ceiling lighting and waist height IT/telecoms trunking
- >General car parking on site to the rear of the Buildings

### Lease

Length of term negotiable but preferably for a minimum of 12 months on internal repairing and insuring terms.

### Rental

**Commencing rental: 2<sup>nd</sup> floor suite £70.00 per week.**

Inclusive of cleaning/maintenance of common parts. Payable 3 monthly in advance. No VAT for these Premises.

The electrical consumption is sub-metered and recharged to occupiers as an additional item.

### Business Rates

The Premises are rated at well within the Small Business Relief band thereby the Small Business tenant has **no rates** to pay at all. R 1650

### Legal Costs

A fixed contribution by the incoming Tenant of £150 plus VAT towards the costs in drawing up the tenancy will be required.

### Commercial Energy Performance Certificate

The Building is assessed at 'D/89. Further details available upon request.

### VAT

VAT will be payable on service charges.

### Viewing

**Strictly by appointment** with the Agent:

Andrew Idle Associates

T 01274 – 743884 E [enquiries@andrewidle.co.uk](mailto:enquiries@andrewidle.co.uk)

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