



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Bibi Investments Ltd

**TO LET**

## **STORAGE/WORKSHOP UNITS WITHIN INDUSTRIAL COMPLEX**

**BATTINSON ROAD MILLS, WILLIAMSON STREET,  
HALIFAX, HX1 5PR**

334 – 3,437m<sup>2</sup> (3,600 – 37,000 sq ft)



- Cost effective storage/workshop units within large complex capable of being split to suit requirements
- Conveniently located in a mixed commercial and residential area close to Halifax town centre
- Immediately available for occupation from only **£2 psf**

**0113 2348999**

## Location

Battinson Road Mills are located at the junction of Williamson Street with Battinson Road less than one mile west of Halifax town centre. Halifax is approximately 10 miles south west of Bradford, 8 miles north west of Huddersfield, 16 miles south west of Leeds and approximately 3 miles north of Junction 24 of the M62 (Ainley Top).

The immediate area is of mixed use being predominantly commercial and terraced housing.

## Description

Battinson Road Mill comprises a multi storey former textile mill dating back to the 19<sup>th</sup> century. The top three floors of the five storey mill have been fire damaged and adjoining the mill is a two storey stone building with a north light roof.

There is a single storey portal frame building with blockwork walls and cement asbestos clad roof. In addition there is a detached two storey stone building at the northern end of the site.

Externally the premises benefit from a small amount of yard space providing loading and some parking.

**Total Site Area** 0.34 ha (0.84 acres)



## Accommodation

Building No	M <sup>2</sup>	(sq ft)
Lower Ground floor	1,769	(19,046)
Upper Ground floor	1,434	(15,437)
Ground floor	233	(2,508)

**Gross Internal Floor Area up to** 3,437 (36,991)

## Services

We are advised Battinson Road Mills has previously been connected to all mains services including water, sewer drainage, gas and three phase electricity. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity ([particularly as part of the building have been unoccupied for several years).

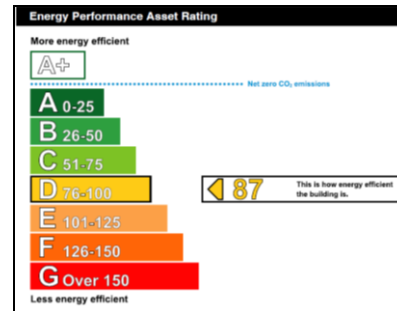
## Rating

We are advised the premises are assessed for rating purposes as Warehouse & Premises RV £35,500 (it would appear the fire damaged sections have been deleted from the rating list).

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 0845 2456000.

## Energy Performance Certificate (EPC)



## Lease Terms

Either the whole or parts of Battinson Road Mills are offered by way of tenants full repairing and insuring leases for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews (plus the site service charge, if applicable).

## Rent

£2 psf.

The rent is payable monthly in advance by direct debit/standing order.

## VAT

All rents quoted are exclusive of VAT

## Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

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

**Our Ref: 1831/A/M**  
**Updated November 2016**

**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.