



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Canal & River Trust



**Canal &
River Trust**

TO LET

CHARACTERFUL MODERN OFFICES WITH

**SUITE B SALT WAREHOUSE, SOWERBY BRIDGE
CANAL BASIN, SOWERBY BRIDGE, HX6 2AG**

125.03 m² (1,346 sq ft)



- Suspended ceiling and raised access floor with floor boxes
- Established business location within the Marina Basin
- Accessible to the town centre amenities and motorway network (junctions 22 & 24 of the M62)
- 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, Cobblestones Bar & Bistro in addition to the offices and gym.

The Salt Warehouse has a stone flagged floor and features to the personnel entrance with lift, ladies, gents and disabled toilet facilities to its common parts.

Suite B is located on the second floor and has a suspended ceiling incorporating CAT 2 lighting, raised access floors incorporating floor boxes, central heating pipes and radiators to the predominantly open plan accommodation with timber and glazed partitioning forming private office, Boardroom and with carpeted floor and kitchen.

Accommodation

The accommodation is summarised as follows:-

Open plan office & partitioned private office & Boardroom	121.54m ²	(1,307 sq ft)
Kitchen	3.49m ²	(38 sq ft)
NIFA	125.03m²	(1,346 sq ft)

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

Suite B is available to let by way of an essentially full repairing and insuring lease (by service charge) for a term to be agreed incorporating 3 yearly upward only rent reviews.

Rent

£12,000 per annum exclusive, payable monthly in advance.

Rating

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

“To be assessed”

The National Uniform Business Rate for 2017/18 is 47.9p in the £ and 46.6p in the £ for assessments below £18,000.

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

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 2382/A/S
May 2017

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.