



The Court House, Blackwall,
Halifax HX1 2AN

TO LET

*Preliminary Information -
Refurbished Offices Available Soon*

**100 - 34,403 Sq Ft
(9 - 3,196 Sq M)**

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DESCRIPTION

Built in 1889 in the Early Renaissance style, of Ashlar stone and slate roofs the building provides accommodation over three floors. The accommodation will be refurbished to provide a range of office space reflecting the age and importance of this Grade II Listed building.

- ✓ Refurbished individual offices from 100 - 450 sq ft
- ✓ Self-contained suites from 1,000 - 10,000 sq ft
- ✓ Any configuration up to 34,403 sq ft
- ✓ Plus, on-site car parking
- ✓ May suit alternative uses



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
First Floor	15,350	1,426
Ground Floor	16,297	1,514
Basement	2,756	256
Total	34,403	3,196

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

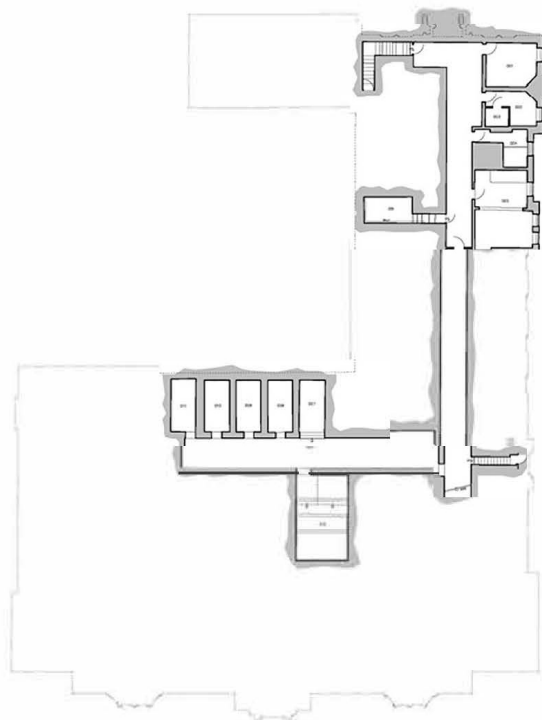
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.
To be reassessed

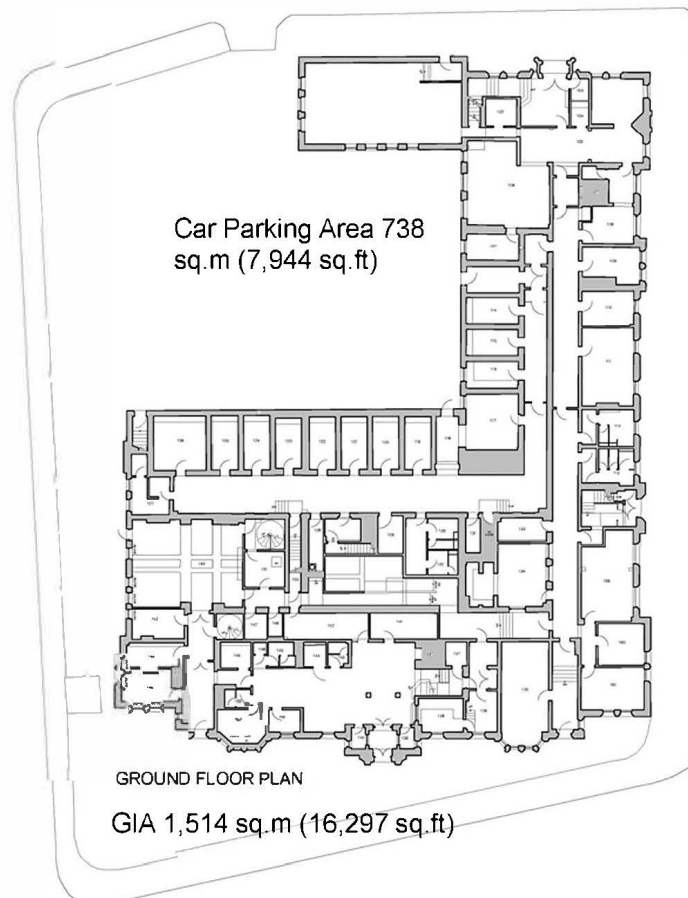
TERMS

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed. Rent to be agreed based upon an occupier's use and level of fit



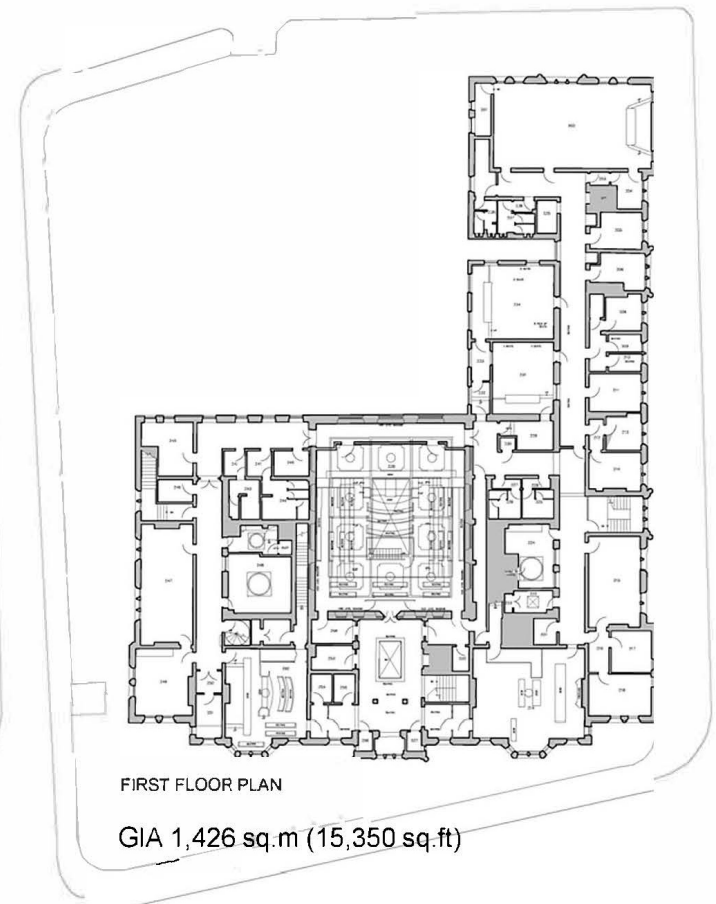
BASEMENT FLOOR PLAN

GIA 256 sq.m (2,756 sq.ft)



GROUND FLOOR PLAN

GIA 1,514 sq.m (16,297 sq.ft)



FIRST FLOOR PLAN

GIA 1,426 sq.m (15,350 sq.ft)

FLOORPLANS NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY



LOCATION

Situated on an island site at the junction of Harrison Road and Blackwall in Halifax town centre, close to the Trinity Road headquarters of Lloyds Banking Group but within walking distance of the amenities of the town centre and public transport.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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