



## Northgate House

Northgate, Halifax, HX1 1UN

**Two floors of best in class office space located in the centre of Halifax**

**3,931 to 22,832 sq ft**  
(365.20 to 2,121.16 sq m)

- Comprehensively redeveloped
- Fully fitted, plug & play 3rd floor
- Open Plan, CAT A 4th floor
- Extensive end of trip facilities
- 3 x 13 Person Passenger Lifts
- Car Parking
- EPC B

# Northgate House, Northgate, Halifax, HX1 1UN

## Summary

<b>Available Size</b>	3,931 to 22,832 sq ft
<b>Rent</b>	£16 per sq ft
<b>Rates Payable</b>	£4.32 per sq ft
<b>Service Charge</b>	TBA
<b>EPC Rating</b>	Upon enquiry

## Description

Northgate House is a landmark building in central Halifax that has been comprehensively redeveloped to provide high quality new office accommodation. Intact Insurance occupy the 1st and 2nd floors with the 3rd and 4th floors available to let. The 4th floor comprises 11,410 sq ft of CAT A space, whilst the 3rd floor comprises 11,422 sq ft of fully fitted, plug & play space. Both floors can be split into suites of c.4,000 sq ft or c.7,500 sq ft

## Location

Northgate House is prominently situated at the junction of Northgate and Market Street. The property is located in the town centre within a 10-minute walk of Halifax Railway Station and in close proximity to the Orange Street Roundabout which provides access to the M62 via the A58. Halifax Bus Station is adjacent to the building on Wade Street.

There are a plethora of restaurants, bars and cafes within the immediate vicinity of Northgate House. The Broad Street Plaza Vue cinema and leisure complex is opposite the building with a Premier Inn hotel to the rear. The local area has a large variety of shops including within the Westgate Arcade, Woolshops Shopping Centre, Borough Market and the Piece Hall all of which are within a five-minute walk of Northgate House. Eureka! The National Children's Museum is adjacent to Halifax Railway Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Fitout Concept	Availability
4th - Suite A	7,479	694.82	CAT A	Available
4th - Suite B	3,931	365.20	CAT A	Available
3rd - Suite A	7,489	695.75	CAT B	Coming Soon
3rd - Suite B	3,933	365.39	CAT B	Coming Soon
<b>Total</b>	<b>22,832</b>	<b>2,121.16</b>		

## Specification

- VRF air conditioning
- LED lighting
- 3 x 13 person passenger lifts
- Raised floor and metal tile suspended ceiling
- Occupational density: 1 person per 6 sq m
- Car parking
- Cycle storage
- Shower facilities



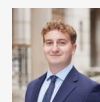
## Viewing & Further Information



### Christopher Aquilina

0207 397 8274 | 0789 409 7848

caquilina@spring4.com



### Jack Lance

07860 682053

jlance@spring4.com