



Unit 1, Brookwoods Industrial Estate, Burrwood Way, Halifax, HX4 9BH

13,413 sq ft detached industrial unit on 1.15-acre self-contained site. Excellent M62 access. Offers around £1.495m. Refurb/redev potential

- Excellent access to Halifax, Elland and the M62 motorway network
- Suitable for refurbishment or repositioning
- Detached industrial/manufacturing premises
- Self-contained site extending to approximately 1.15 acres
- Established industrial location
- [///life.ritual.sculpture](http://www.life.ritual.sculpture)

Summary

Available Size	13,413 sq ft
Price	Offers in the region of £1,495,000
Rates Payable	£2.59 per sq ft
Rateable Value	£62,500
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Unit 1, Brookwoods Industrial Estate comprises a substantial detached industrial/manufacturing premises situated on a self-contained freehold site extending to approximately 1.15 acres. The property is of traditional circa 1980's construction incorporating profile clad elevations beneath a pitched profile sheet roof and provides a Gross Internal Area of approximately 13,413 sq ft.

The site benefits from associated yard, circulation and servicing areas together with loading access and parking provisions. The low site density provides excellent external space and potential for further enhancement or alternative layout configurations, subject to any necessary consents.

The property was previously utilised for industrial/manufacturing purposes but would suit a wide variety of uses including industrial, warehouse, trade counter, storage, hybrid HQ office/industrial occupation or potential redevelopment opportunities, subject to planning.

Location

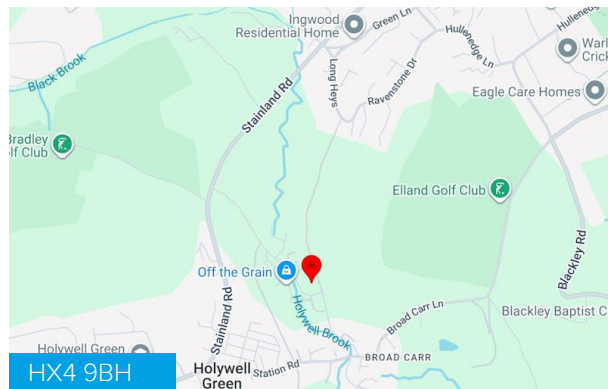
Unit 1, Brookwoods Industrial Estate occupies a prominent position within the established Brookwoods Industrial Estate at Holywell Green, near Halifax, West Yorkshire. The property benefits from excellent accessibility to the surrounding commercial centres including Halifax (5 miles away), Elland, Huddersfield and Brighouse, with Junction 24 of the M62 motorway situated within convenient driving distance, providing excellent regional connectivity across Yorkshire and the wider North West.

The surrounding area comprises a mix of established industrial, trade counter, warehouse and manufacturing occupiers, making the location suitable for a variety of commercial and industrial uses. The low density nature of the site, together with the significant office content already in situ, may particularly appeal to occupiers seeking a hybrid industrial and administrative headquarters facility with future expansion or adaptation potential.

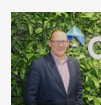
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	7,823	726.78	Available
Ground - Offices/Storage	4,535	421.32	Available
1st - Offices	1,055	98.01	Available
Ancillary - Unsurfaced & Surfaced Land	37,026	3,439.83	Available
Total	50,439	4,685.94	



Viewing & Further Information



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