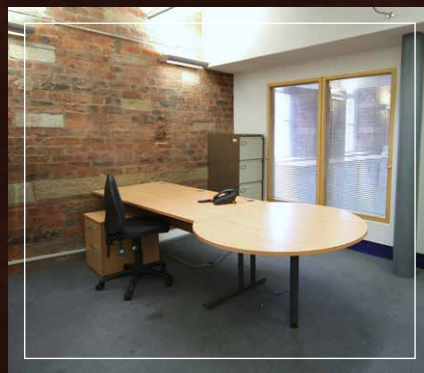
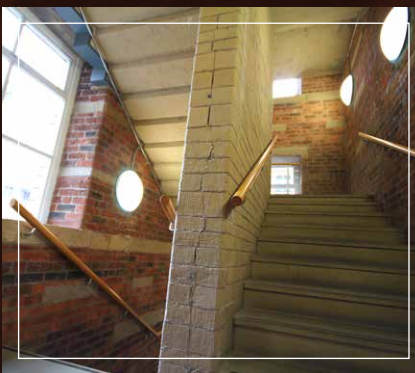




# ▶ TO LET BY ASSIGNMENT OR SUB LEASE

## SUITE 3, 3<sup>rd</sup> FLOOR, G MILL, DEAN CLOUGH, HALIFAX

High quality self-contained office suite extending to approximately 8,893 sq ft (826.20 sq m)



### OFFICE SPECIFICATION

- Full air conditioning
- Category 3 fluorescent lighting installation
- Manned reception
- Self-contained toilet facilities
- Short-listed by the British Council for Offices in 2006 for "Excellence"
- Spacious open plan environment
- High quality common areas
- Excellent on-site facilities

# ▶ TO LET

BY ASSIGNMENT OR SUB LEASE



## ▶ SUITE 3, 3<sup>rd</sup> FLOOR, G MILL

Suite 3, provides high quality office accommodation within a predominantly open plan setting, extending to 8,893 sq ft (826.20 sq m). The property offers Grade A accommodation including air conditioning, toilet facilities, together with a number of self-contained conference rooms, staff areas, toilets etc.

The suite has been sympathetically refurbished to a high standard and, furniture can be available by separate negotiation if required.

## ▶ DEAN CLOUGH



Dean Clough is a substantial, privately owned development providing accommodation for 4,000 people in Halifax, on a 20 acre site which was once the World's largest carpet factory. The site includes conference facilities from 10 – 200, secure car parking for approximately 1,300 vehicles (both long stay and short stay "Pay & Display" and "Pay & Foot" areas).

Variety of art galleries (Dean Clough is one of Yorkshire's most prominent Art Centres). Music and theatre within the Crossley Gallery and the atmospheric 320 seat Viaduct Theatre, IT and communications (the site is serviced by all the mains major suppliers for telephone, broadband, ISDN and ADSL lines).

In addition, there is a day nursery, a 52 bedroom Travelodge Hotel, a gym (operated by 24/7 Fitness) and, even an on-site taxi rank!

The retail offer at Dean Clough now includes a large Jack Wills Factory Store, The Cooking School Café, Design House Restaurant, Design Shop, Greys & Co Hair Design & Nail Services and "Pam's Shop" providing a comprehensive selection of newspapers, magazines, sweets, confectionery etc. Other occupiers also include Halifax Party Nights situated in The Arches, Replicar (Halifax Finest Emporium of Collectable Dye Cast Vehicles), Ricci's Tapas & Cicchetti, 1816 Coffee Company, The Hair Loom, John Crossley Bar and 53 Degrees North Cocktail Lounge.

## ▶ HALIFAX

Halifax is the major Town in the Metropolitan Borough of Calderdale (population 193,000) and ideally located between Manchester and Leeds with access to all the major road, rail and airport services in the North of England. A historic industrial Town with a significant architectural heritage, which is none the less located in the heart of the Yorkshire Pennines with easy access to the Lake District, the Yorkshire and Derbyshire Dales and attracts a substantial degree of tourism.

## ▶ TRANSPORTATION

### BY ROAD

Halifax is approximately 6 miles from the M62 (Exit 24 via A629).

The M62 links Hull and Liverpool and provides direct access to the M1, A1 (M) and the M6.

### Driving distances to-from major cities:

<b>Birmingham</b>	108 Miles	<b>Liverpool</b>	60 Miles
<b>Edinburgh</b>	195 Miles	<b>Manchester</b>	26 Miles
<b>Glasgow</b>	205 Miles	<b>Newcastle</b>	105 Miles
<b>Leeds</b>	18 Miles	<b>Sheffield</b>	40 Miles

### BY RAIL

Halifax Station is 10 minutes walk from Dean Clough. Trains run every 15 minutes to Leeds and 30 minutes to Manchester. Grand Central operates a direct service to London 3 times daily (2 hours 58 minutes).

## LOCATION



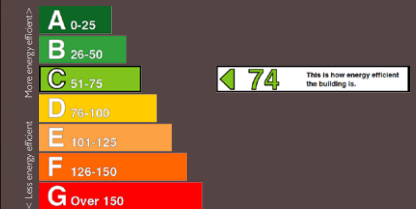
## LEASE

The property is currently held under the terms of a 15 year lease from 7 September 2007 subject to 5 yearly upward only rent reviews which are linked to the Retail Price Index without cap. The current passing rental agreed in 2012 is £131,950 per annum (approximately £14.84 per square foot – based on the net floor area). A further rent review will take place on 7 September 2017.

## TERMS

Our clients are seeking an assignment or sub-lease of the whole or part of the suite on terms available subject to appropriate negotiation/application – subject to contract.

## ENERGY PERFORMANCE CERTIFICATE



## VAT

The property has been elected for VAT and VAT will therefore be charged on all rents and service charges.

## BUSINESS RATES

The Unit has a rateable value of £104,000.

## SERVICE CHARGE

There is a building and estates service charge - further details upon request.

## IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by MARK BREARLEY & COMPANY in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither MARK BREARLEY & COMPANY nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**MARK BREARLEY & COMPANY**

01274 595999

13 PARK VIEW COURT SHIPLEY BD18 3DZ

### MARK BREARLEY & COMPANY

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