

Units 1 & 2 Hillcrest

Brighthouse Road, Hipperholme, Halifax, West Yorkshire, HX3 8EF



Size: 14,478 ft² (1,345 m²)

Rent: £80,000 per annum exclusive

**Preliminary Announcement
Available January 2026**

- High bay workshop 7.80m (25 feet) eaves
- 5no. travelling cranes with combined 27 tonnes lifting capacity
- HGV access and conveniently located for junctions 25 & 26 M62
- Rateable Value: £31,750 RV
- EPC Rating: TBC
- Sat Nav Postcode: HX3 8EF

T. 01484 240 220
metcalfecommercial.co.uk



Location

Hillcrest is located close to the village of Hipperholme with access off Bradford Road (A644) adjacent Emergent Crown, on the Brow Mills Industrial Estate. Very secure and private position within the estate providing good HGV circulation and ample car parking. Brighouse is approx. 1 mile distant, Halifax approx. 2 miles, with access to junctions 25 & 26 M62.

Description

Unit 1 Hillcrest comprises a modern single storey workshop of steel frame construction with insulated metal profile sheeting to an eaves height of approx. 7.80m (25 feet) under travelling cranes of 2no. 5 tonnes/1no. 10 tonnes. Comprising concrete floor and straight-in roller shutter loading door (approx. 4.50m wide by 6m high). Two storey office block provides good quality meeting room, general and private offices with kitchen, and toilet facilities. Unit 2 the "Long Shed" workshop has 3 & 4 tonnes travelling crane capacity, and warehouse with 3.90m to 4.10m floor to ceiling height, and two straight-in roller shutter loading doors. 3phase electrical supply with generous KVA capacity and a large dedicated secure external yard with tarmac scalping surface.

Accommodation

| Floor | Description | Approx ft ² (m ²) |
|--------------|-----------------|-------------------------------------------------------|
| Ground | Workshop | 386 m ² (4155 ft ²) |
| Mezz | Office/stores | 1,035 ft ² (96.15 m ²) |
| GF/FF | Offices | 940 ft ² (87.33 m ²) |
| Ground | Workshop | 4,891 ft ² (454.37 m ²) |
| GF/FF | Offices/canteen | 906 ft ² (84.17 m ²) |
| Ground | Warehouse | 876 ft ² (81.38 m ²) |
| Ground | Nissen Hut | 538 ft ² (49.98 m ²) |
| TOTAL | | 14,478 ft² (1,345.01 m²) |

Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Terms

Leasehold: £80,000 per annum exclusive

Available on a new tenants full repairing and insuring lease, to be contracted out of the L&T Act 1954, Part II, for a term in increments of 5 years, with 3 yearly rent reviews, assessed to market rent or RPI.

Rateable Value

Workshop & premises
£31,750 Rateable Value
The Uniform Business Rates for 2025/2026 is 49.9 pence in the £.

EPC Rating

The EPC rating for this property is: TBC

VAT Status

Rent is quoted exclusive of VAT.

Legal Costs

The tenant is to pay the landlord's legal costs.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

Metcalfe Commercial is a trading name of Rolla Metcalfe Limited. Our property particulars do not represent an offer, or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s), lessor(s) and you should not rely on this information as being factually correct about the property, its condition, or its value. Neither Rolla Metcalfe Limited nor anyone in its employment or acting on its behalf has the authority to make any representations or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services or any appliances. The property has been measured in accordance with RICS Code of Measuring Practice (6th edition). Measured in metric and converted to its imperial equivalent. The areas, distances and measurements are approximate only. Any reference to alterations, or use does not mean that any necessary planning permission, building regulations, or other consents have been obtained. All plans are "not to scale". The images shown may only represent part of the property and are as they appeared at the time of being photographed. All rents and prices are stated exclusive of VAT, if chargeable.

