

Units 1 & 2 Hillcrest

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



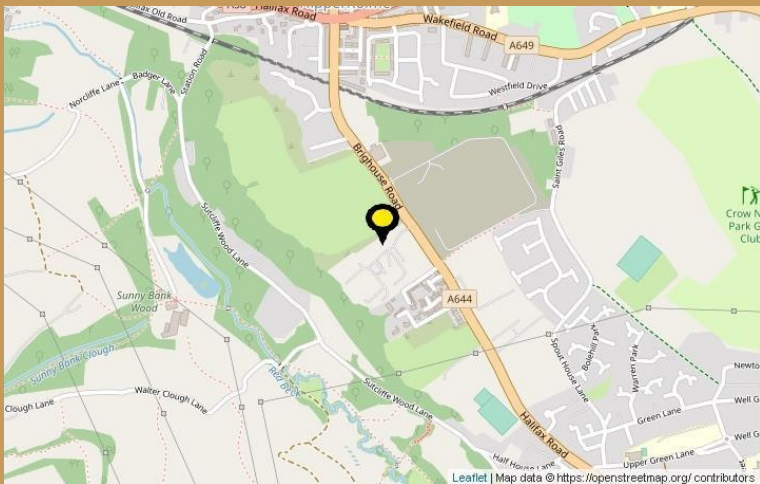
Size: 14,478 ft² (1,345.01 m²)

Rent: £80,000 per annum exclusive

Engineering workshop with offices and yard

- 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: £41,250 RV
- EPC Rating: C (51)
- Sat Nav Postcode: HX3 8EF

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Planning

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



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 jcts 25 & 26 M62.

Description

Unit 1 Hillcrest comprises a modern single storey workshop of steel frame construction with insulated metal profile sheeting to 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	6,102 ft ² (65,681.93 m ²)
Mezz	Office/stores	1,035 ft ² (96.15 m ²)
GF/FF	Offices	940 ft ² (87.33 m ²)
Ground	Workshop	4,079 ft ² (378.94 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	540 ft ² (50.17 m ²)
TOTAL		14,478 ft ² (1,345.01 m ²)

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
£41,250 Rateable Value
The Uniform Business Rates for 2026/2027 is 43.2 pence in the £ ignoring transitional relief.

EPC Rating

The EPC rating for this property is: C (51)

VAT Status

Rent and buildings insurance subject to addition 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

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