

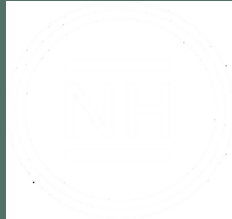


MIXED-USE DEVELOPMENT
RESTAURANT - RETAIL - OFFICE
1,582 TO 3,988 SQ FT

NORTHGATE HOUSE

HALIFAX HX1 1UN





LOCATION



Halifax is an old English market town situated in the metropolitan borough of Calderdale in West Yorkshire. The town is known for its rich history in woollen manufacture and its stunning Victorian architecture.

Today, it's a vibrant town with a strong identity as a sustainable urban centre in Calderdale. Halifax also offers great visitor attractions such as: The Piece Hall, Eureka! The National Children's Museum and Halifax Minster.

Northgate House is situated at the heart of Halifax town centre and is just a stone's throw away from the town's retail quarter. The scheme is located next to Halifax bus station which is undergoing a multi-million pound transformation project. Nearby retailers include: McDonald's, Halifax, Marks and Spencer. Northgate House is also located opposite the new Trinity Sixth Form College.

Northgate House is a mixed-development scheme comprising of both office and retail space. There are three units available to let on the ground floor, suitable for retail, food and beverage and office operators.



REGENERATION

Halifax town centre is undergoing a strong period of transformation which has received a vast amount of funding from Calderdale Council and partners. The development scheme at Northgate House sits right at the heart of the Halifax Town Centre Delivery Plan.

Other key regeneration projects around Halifax include:

- The Piece Hall – recently undergone a £19 million conservation and transformation programme which was funded by Calderdale Council and other stakeholders. The Piece Hall now acts as a new commercial and cultural centre with a variety of shops and restaurants on offer.
- Trinity Sixth Form College – the new college is located adjacent to Northgate House and is the creation of a multi-million-pound construction project which has transformed the Former Central Library into a new educational hub and top-class facility. The academy has an intake of c.600 students each year.
- Bus Station – also located adjacent to Northgate House, the bus station is undergoing a £15.4 million transformation project which will provide local people and users with improved connectivity, safety, accessibility and comfort.





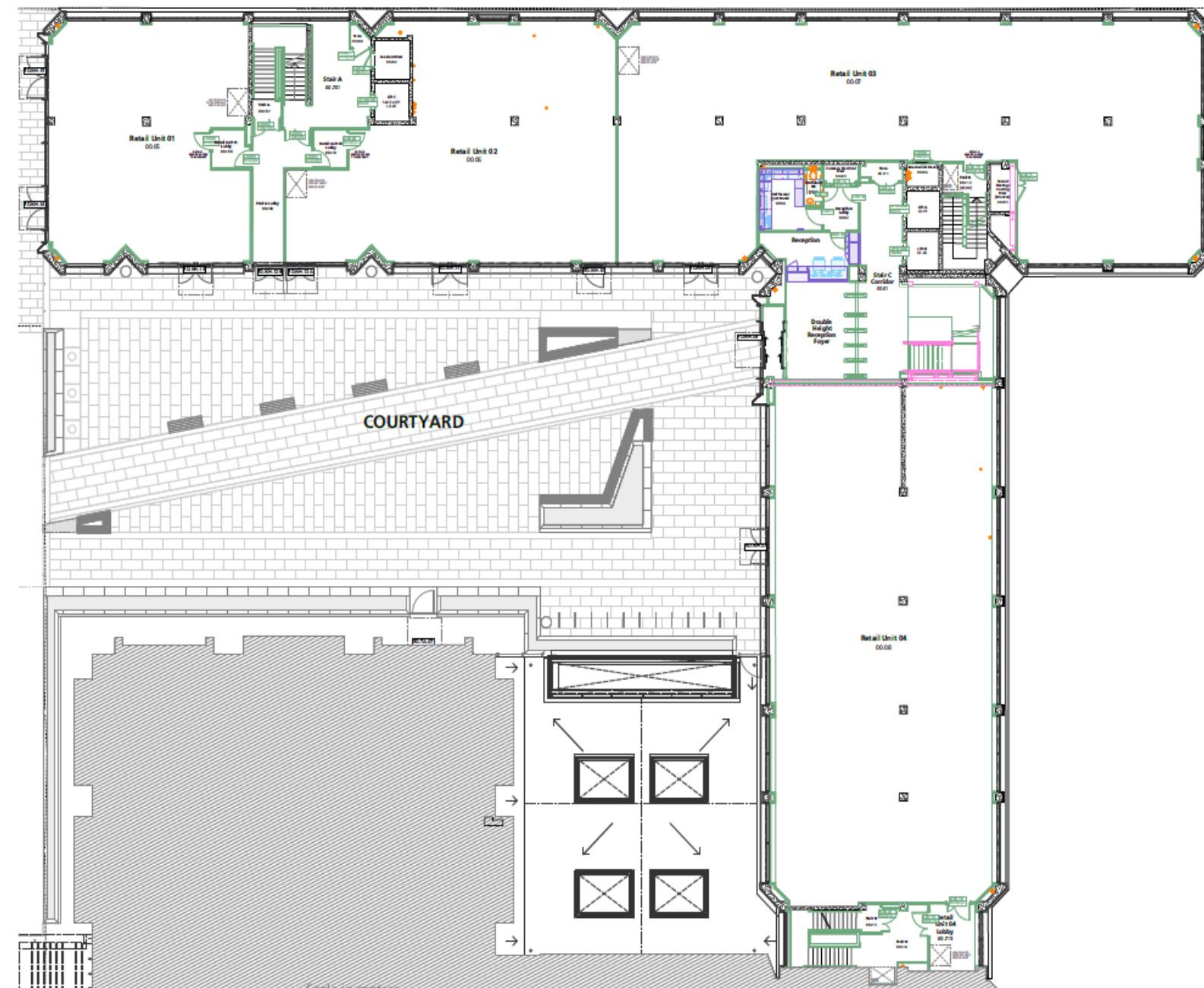
ACCOMMODATION

Available Units	SQ FT	SQ M
Unit 1	Let	
Unit 2	2,154	200
Unit 3	3,900	362
Unit 4	3,988	370

SPECIFICATION

The units are delivered to a shell and core specification.

Lower ground storage for each unit is available upon request.





FURTHER INFORMATION

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RATES

To be assessed. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

To be assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

Details upon request.



ENQUIRIES

For further information please contact sole agents:

Liam Ridley

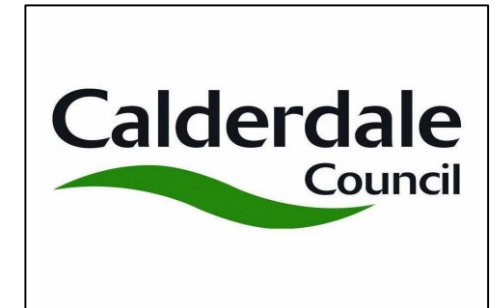
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