



LEISURE / OFFICE / RETAIL TO LET

## UNITS 2-4

Northgate House, Halifax, HX1 1UR

NORTHGATE HOUSE IS A MODERN MIXED-DEVELOPMENT SCHEME  
COMPRISING OF OFFICE, LEISURE AND RETAIL SPACE.

2,153 TO 3,982 SQ FT (200.02 TO 369.94 SQ M)



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## UNITS 2-4

Northgate House, Halifax, HX1

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# DETAILS

## DESCRIPTION

Northgate House is a mixed-development scheme comprising of office, leisure and retail space. There are currently 3 units to let on the ground floor that would be suitable for retail, food and beverage operators, fitness studio's, healthcare clinic, educational space or office accommodation.

## ACCOMMODATION

The accommodation can be for retail, office or leisure uses and comprises of the following:

Name	sq ft	sq m	Availability
Unit - 1	1,593	147.99	Let
Unit - 2	2,153	200.02	Available
Unit - 3	3,929	365.02	Available
Unit - 4	3,982	369.94	Available
<b>Total</b>	<b>11,657</b>	<b>1,082.97</b>	

## KEY FEATURES

- Delivered to shell and core specification
- Lower ground storage available with each unit
- Close to public transport
- Floor to ceiling windows
- Outdoor courtyard

## OUTGOINGS

- **Rent:** £15 per sq ft
- **Rates:**
- **Service charge:** £1.31 per sq ft

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Northgate House, Halifax, HX1

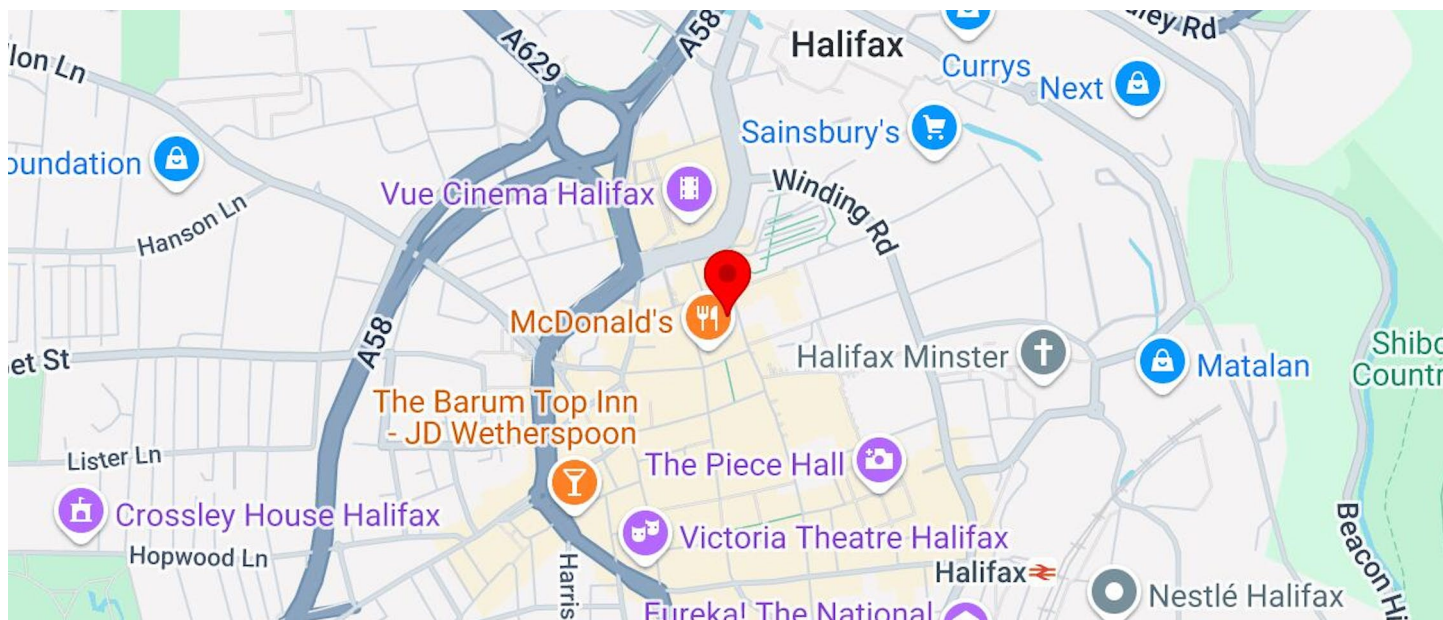
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## LOCATION



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 has undergone a £20 million transformation project hugely improving the surrounding public realm and accessibility. Halifax Train station is a 7 minute walk away, and the Piece Hall only 6 minutes walk, attracting 7.2 million visitors a year from outside of Halifax. Nearby retailers include: McDonald's, Halifax, Marks and Spencer. Northgate House is also located opposite the new Trinity Sixth Form College.

## CONTACT US

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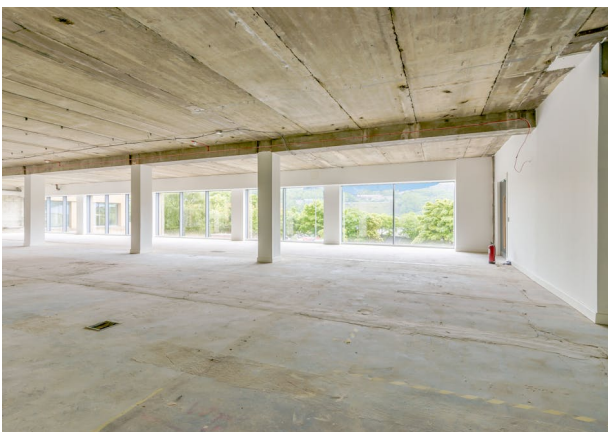
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