

MARSH & MARSH PROPERTIES

20 Claremount Road, Halifax, HX3 6JQ

£1500 PCM



COMMERCIAL PROPERTY

A fantastic opportunity is presented by this large commercial property, situated on the ground floor of an old school, in a well-connected location, close to the centre of Halifax and benefitting from excellent transport connections to the surrounding area. Previously utilised as a dental lab, the property features a large internal space (1800 ft²) comprising: three offices, large workshop floor, store room, entrance hallway and dual toilets. This commercial property is perfect for a wide variety of uses and certainly requires an internal inspection.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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From the side of the property a solid wooden door opens into the

ENTRANCE



A neat and secure entrance hallway providing access to the offices and the workshop floor.

LAB / WORKSHOP FLOOR 7.9 x 9.1m (25'11 x 29'10)



A fantastic open workshop space, previously used for dental lab works but will lend itself to a wide variety of uses. Well presented with a clean décor throughout and well-lit via numerous ceiling strip lights and six windows to two sides. Currently there are lab style benches (with under counter storage) to two walls and two central bench

locations, ideal for adaptation for a wide variety of uses.



OFFICE 1

6.3 x 3.6m (20'8 x 11'9)



privacy) and central strip lighting.



A large and spacious office area situated to the rear of the complex and accessed via the entrance hall; ideal for a reception area, meeting space or for use as a general office. With dual aspect windows to two walls, carpeted floor and central strip lighting.

OFFICE 3

4.3 x 5.2m (14'1 x 17'0)



OFFICE 2

4.3 x 3.9m (14'1 x 12'9)



Another generous office area, accessed via both office 1 or office 3 by solid wooden doors. This office features a counter running one wall length utilised as a break-room and office area. Featuring a window to the side elevation (frosted for



A large office space, again featuring counter tops to one side with two sinks and under counter storage. The office has dual aspect windows providing ample light and numerous central strip lights. This office space also provides access to the store room to the side elevation.

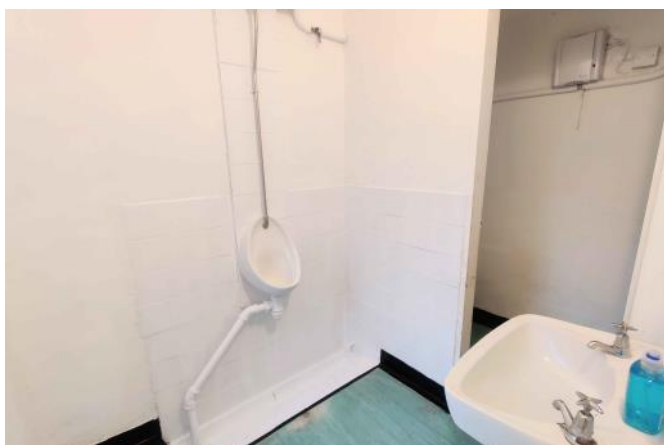
STORE ROOM

4.2 x 4.8m (13'8 x 15'8)



A highly useful storage space, featuring hard wearing work floor and its own external access; perfect for deliveries or loading down the drive to the rear of the property. With a front facing frosted window and central strip light fitting.

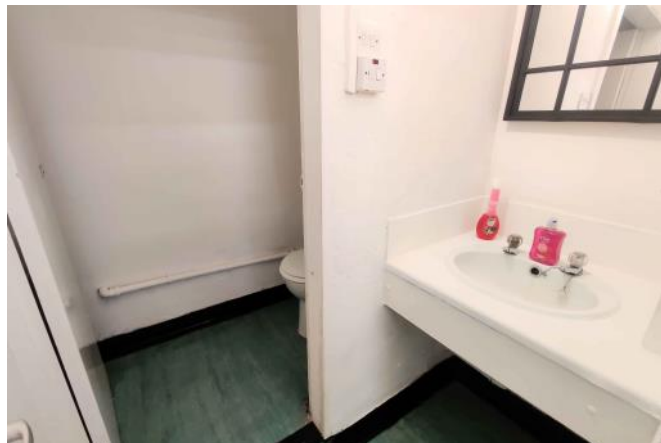
WC 1



A gents toilet facility with a wall mounted urinal and drainage trough, toilet cubicle, washbasin, central light fitting, wall mounted electric heater and frosted window to the side elevation.

WC 2

A ladies toilet facility featuring a private toilet cubicle and counter inset washbasin facility. With central light fitting and electric heater.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of a fitted alarm system and gas central heating. The property features a new Ideal boiler located in office 3.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Halifax town centre head towards Boothtown on Haley Hill (A647) for 0.4 miles and then turn right onto Woodlands Road. After 0.2

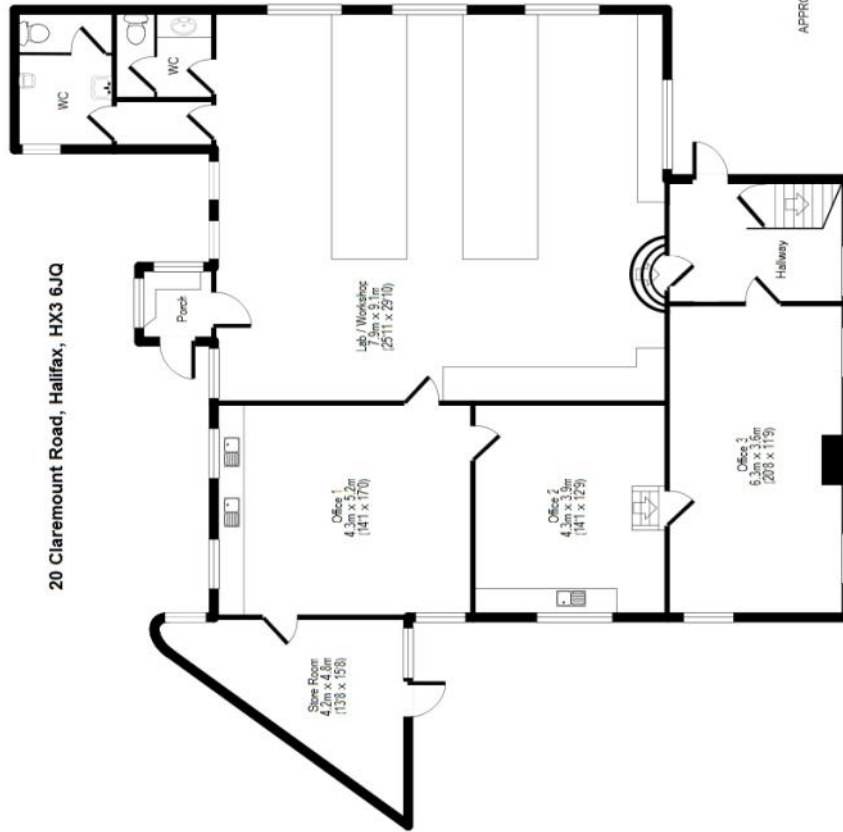
miles at the head of the road at the "T" junction, turn left onto Claremount Road. After 120m the property will be located on your left hand side and due to its iconic nature is clearly visible.



For sat nav users the postcode is: HX3 6JQ

Whilst every endeavour is made to ensure the accuracy of the contents of the rental particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 168 sq. m / 1808 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. We do not warrant, represent or guarantee the accuracy or representation as to the accuracy and completeness of the floor plan. You or your solicitor should conduct a survey of the property to determine if your attention as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh and Marsh Properties

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