

Westgate House

MARKET STREET, HALIFAX, WEST YORKSHIRE, HX1 1PD

Office Space to let





SPECIFICATION

- Lift access
- Self contained toilets
- Perimeter trunking
- Suspended ceiling with integrated lighting
- Fit-out available
- Perimeter radiators
- Air conditioning in part

DESCRIPTION

Self-contained office space available in a prominent Halifax town centre location. The offices are arranged over multiple floors with access from both Market Street and Westgate. The office space itself is accessed from a central core with lift and stairs.

The space is arranged in a uniform rectangle shape allowing for efficient occupation and a range of fit out options. The office space benefits from good natural light on both sides. Cabling and power is found via perimeter trunking, with heating via perimeter radiators. There are some areas which benefit from an air-cooling system. The windows are all double glazed UPVC and ceilings are suspended with inset lighting. Toilets are located within the tenants demise. The first floor benefits from an existing fit out including 3 meeting rooms and kitchen space.

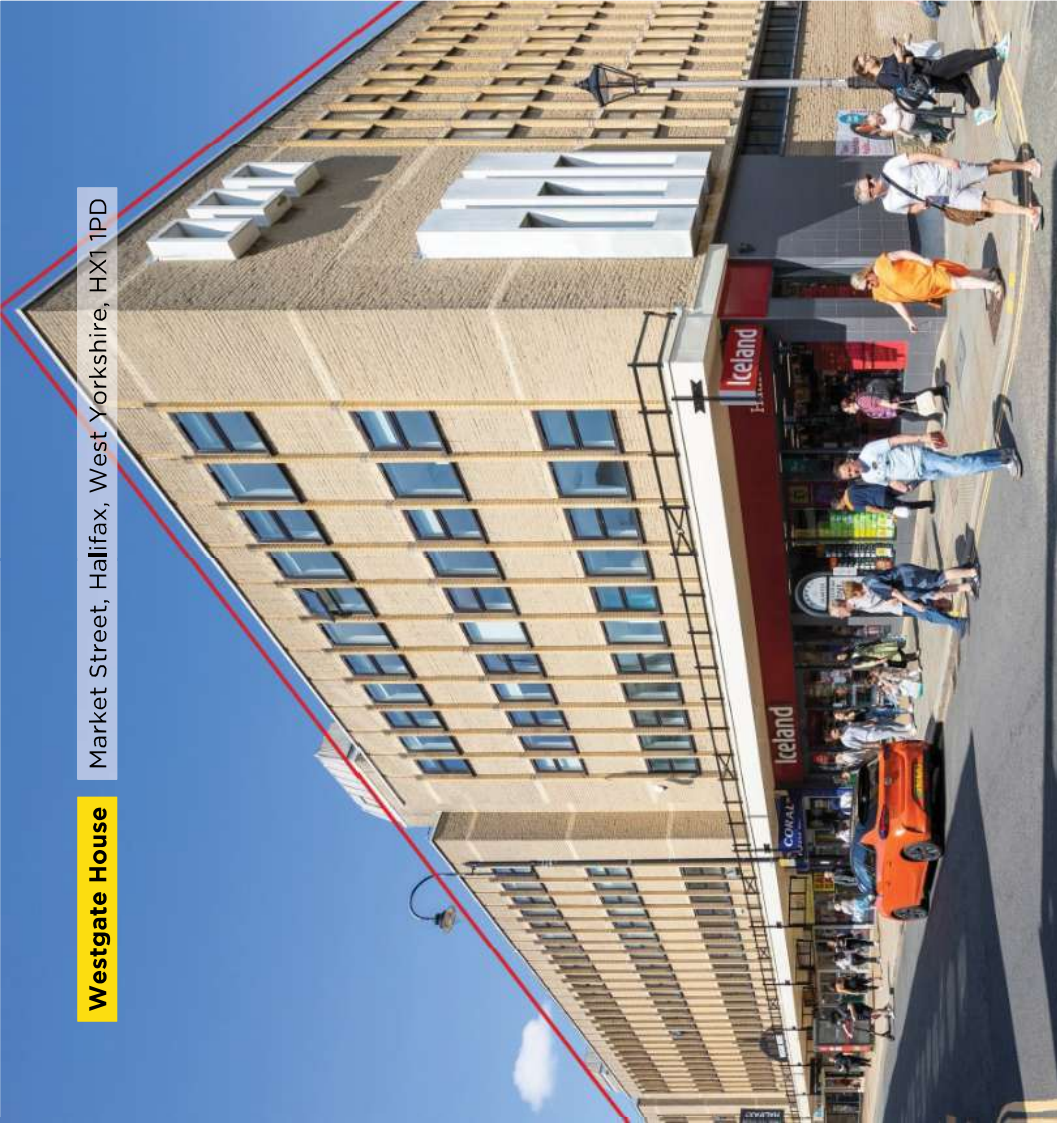
Floor	Size (sq ft)	Availability
Ground	1,941	Available
First	5,317	Available
Second	7,798	Let
Third	12,412	Available
Total	19,670	

LOCATION

Westgate House is prominently situated at the junction of Market Street and Westgate in Halifax's bustling town centre. This prime location places it directly opposite the historic Halifax Borough Market and adjacent to the Westgate Arcade Shopping Centre. The renowned Piece Hall, a cultural and heritage destination, is also just a short walk away, where a range of independent eateries and retailers are located. The area boasts a vibrant mix of national retailers, including Boots, Iceland, and Savers, enhancing the commercial appeal of the location. With Halifax Rail Station approximately 350 meters away, offering direct services to London Kings Cross, and convenient access to the M62 motorway, Westgate House provides excellent connectivity for businesses and visitors alike.

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Market Street, Halifax, West Yorkshire, HX1 1PD



1st floor plan

TERMS

Suites are available by way of a new effective full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

EPC

The building has an EPC rating of C69.

CONTACT

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