



## NORTHGATE HOUSE

Market Street, Halifax, HX1 1UN



4th Floor Refurbished Office from 3,931 sq ft - 11,410 sq ft to Let

[northgate-house.co.uk](http://northgate-house.co.uk)

# DESCRIPTION

Northgate House is a landmark building in central Halifax that has been comprehensively redeveloped to provide high quality office accommodation.

The 4th floor comprises 11,410 sq ft that can be split to provide independent suites of 7,479 sq ft and 3,931 sq ft.

The offices benefit from stunning views across Halifax.

# SPECIFICATION



Comprehensively redeveloped



VRF air conditioning



LED lighting



3 x 13 person passenger lifts



Raised floor



Metal tile suspended ceiling



5 Car parking spaces



Cycle storage



Shower facilities





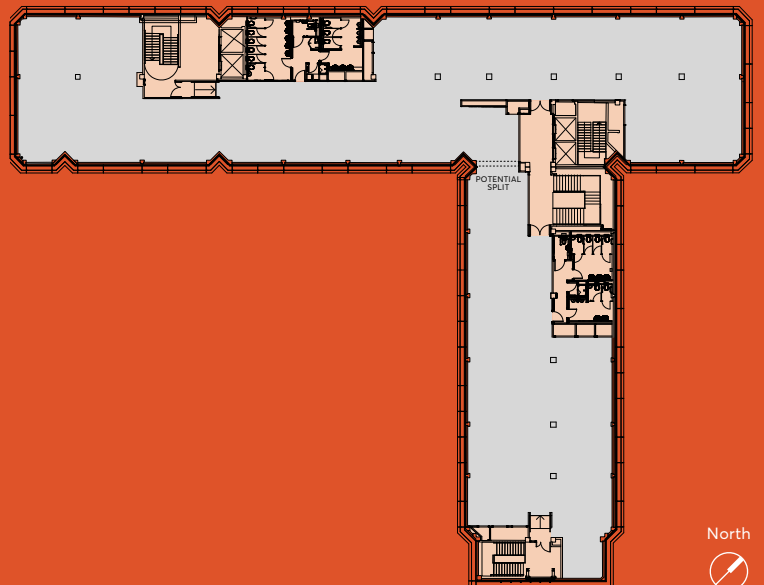
## ACCOMMODATION

4TH FLOOR	SQ FT	SQ M
Suite A Offices	7,479	695
Suite B Offices	3,931	365
<b>TOTAL</b>	<b>11,410</b>	<b>1,060</b>

Car parking: 5 spaces (1 : 2,282 sq ft)

■ Office ■ Core

Floor plan not to scale.  
For indicative purposes only.

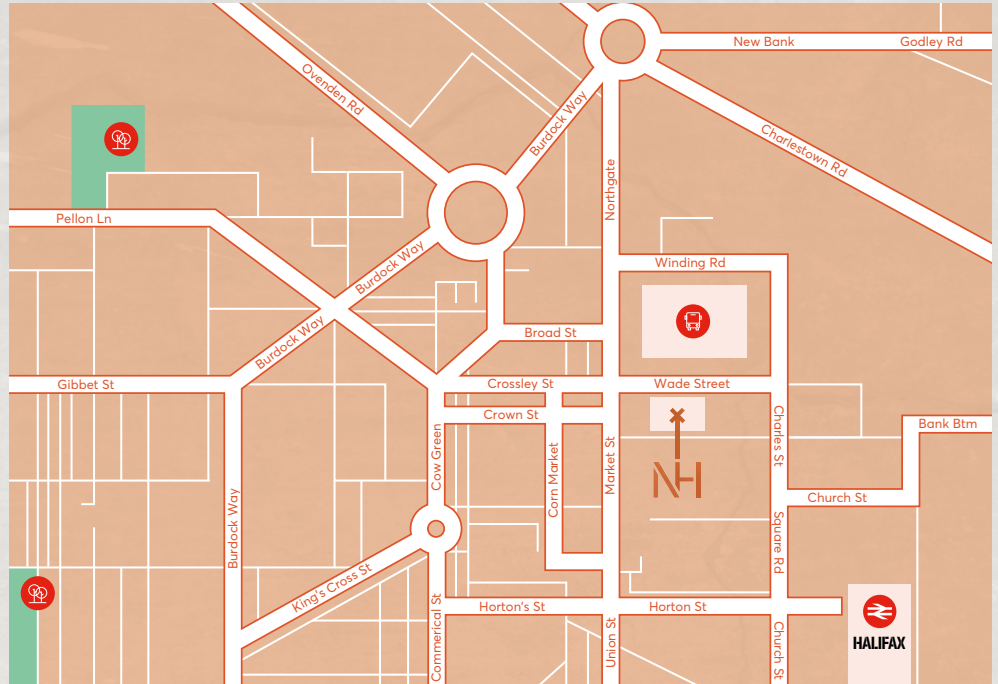


# LOCATION

Northgate House sits in the heart of Halifax town centre with its vibrant blend of retail, food and culture.

It offers excellent connectivity to the local area and beyond. The property is located in close proximity to the Orange Street Roundabout which provides access to the M62 via the A58. Halifax Bus Station is adjacent to the building on Wade Street. Halifax Railway station is less than a 10-minute walk and provides direct connections to Leeds, London and Manchester.

An array of cafés, restaurants, bars, boutiques and high-street shopping are right on the doorstep, with Borough Market, Piece Hall and the retail quarter just moments away.



HALIFAX STATION	LEEDS	LEEDS BRADFORD AIRPORT	MANCHESTER	MANCHESTER AIRPORT
 10 mins	 35 mins  35 mins	 45 mins	 50 mins  1 hour	 1 hour



## Lease Term

New leases for a term by arrangement to be excluded from the Landlord & Tenant Act 1954.

## Rent

Guiding £16.00 per sq ft per annum exclusive.

## Rates Payable

Business rates are payable. Parties should make their own enquiries direct with Calderdale Borough Council.

## Service Charge

TBC.

## VAT

Payable on all rents.

## EPC

Available upon request.

**Spring4**  
020 7600 9922

**Annabel Dickson**  
adickson@spring4.com  
07547417744

**Christopher Aquilina**  
caquilina@spring4.com  
07894097848

**Walker Singleton**  
Chartered Surveyors

**01422 430000**  
walkersingleton.co.uk

**Michelle Dobson**  
michelle.dobson@walkersingleton.co.uk  
07585903669