

QUALITY AT THE HEART OF HALIFAX

TO LET 'The Old Court House'. An outstanding character building, built during the reign of Queen Victoria in the flourishing industrial township of Halifax. Become a part of history by taking unique space in this iconic building, and let your business flourish.

TO LET

THE OLD COURT HOUSE
BLACKWALL
HALIFAX, HX1 2DL

- SUBSTANTIAL GRADE II LISTED BUILDING
- NEAR TRAIN STATION & PIECE HALL
- TOWN CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES (STP)
- UP TO 1,500 SQ.M
- CAR PARKING AVAILABLE



Halifax reflects the diverse, vibrant and engaging culture of Calderdale, which runs through every aspect of our region.

A VIBRANT

Piece Hall

A 17C CLOTH HALL WITH OVER 2.7 MILLION VISITORS A YEAR

Culture

'DEAN CLOUGH' NATIONAL CENTRE FOR THE ARTS, EUREKA NATIONAL CHILDREN'S MUSEUM

Television

A LOCATION FOR TOP TV DRAMA AND FILM - HAPPY VALLEY GENTLEMAN JACK, LAST TANGO IN HALIFAX

Architecture

A TOWN FULL OF STUNNING GRADE I AND GRADE II LISTED HERITAGE

Music

ATTRACTS MAJOR ARTISTS AND HAS A THRIVING GRASSROOTS MUSIC SCENE

Independent

THE WESTGATE QUARTER BUSTLES WITH LOCAL INDEPENDENT BUSINESS



TOWN

LOCATION

Situated at the junction of Harrison Road and Blackwall in Halifax town centre, close to the Trinity Road headquarters of Lloyds Banking Group but within walking distance of the amenities of the town centre and public transport.

It is also within a short distance of the Victoria Theatre and within walking distance of The Piece Hall, Halifax’s most historical market place - a cultural hub in Halifax, contributing to the areas vibrant atmosphere. The property is a short distance from Halifax Railway Station with easy links to Leeds and Manchester.

DESCRIPTION

This historic, Grade II listed building was originally the old Halifax Magistrates Court. Built in 1898, the structure showcases an Early Renaissance style with Ashlar stone and slate roofs. The building provides accomodation over three floors and has undergone refurbishment to offer space, while preserving the buildings character. The main court room has been preserved to offer a large open floor area and it now contains conference rooms and rooms used for meetings.

The property has on-site parking at the rear available on an individual lease basis.

FLOOR	SQ FT	MSQ
Ground	2755.0	256.0
First	11,534	1002.0
Basement	3,659	340.00
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Total GIA	16,529	1,516.6

TERMS

The premises are available To Let on terms to be agreed.

EPC

An EPC has been issued with a rating of B.

RATEABLE VALUE

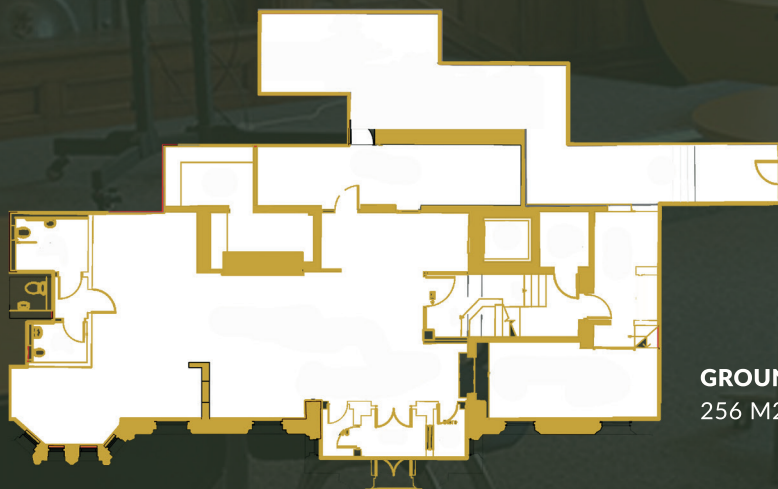
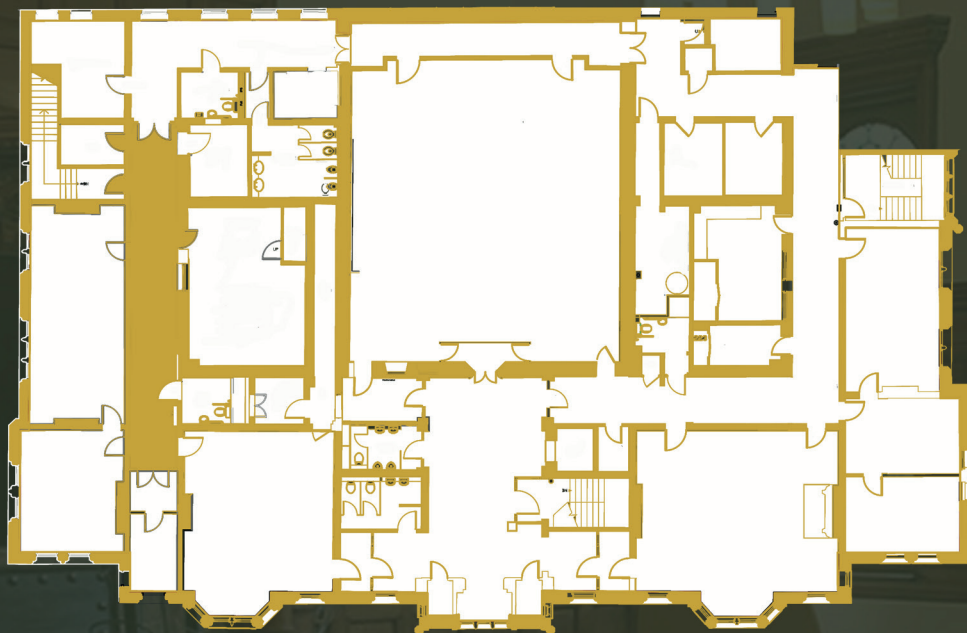
The property has been assessed for uniform business rates with a rateable value of £77,000

LEGAL FEES

Each party to be responsible for their own legal fees incurred in any letting transaction.



FIRST FLOOR PLAN
1002 M2 11534 SQ FT



GROUND FLOOR PLAN
256 M2 2755 SQ FT

PLANS

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First	11,534	1002.0
Basement	3,659	340.00

Total GIA	16,529	1,516.6
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PLANS

WE WORK WITH YOU...

As conscientious developers and landlords our mission is to create a first class service for you at The Old Court House and ensure a happy and beneficial partnership.



CONTACT

To arrange an accompanied viewing please call our friendly team:

Nick or Lee

O & C Management Services

T. 01422 345525

nick.holdsworth@oandcmanagment.com

lee.robertshaw@oandcmanagement.com



Property Misdescriptions Act 1991: Every reasonable effort has been made by O&C Estate Agency and O&C Management Services to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Misdescriptions Act 1967: O&C Estate Agency and O&C Management Services, for the vendor(s) or lessor of this property whose agents they are, give notice that: 1. These particulars do not constitute an part of an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied upon on as statements of representations of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither O&C Estate Agency, O&C Management Services or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and not warranted to be in working order.