



C.A.F.M.
Corporate Assets & Facilities Management

on Behalf of Heath Trustees **TO LET**

Unit 5 Heath Campus, Free School Lane, Halifax, HX1 2PS

Ground and 1st Floor Office/education premises, rental offers

Ground and floor office/
education/training

£26,000 p.a. exclusive of rates.

accommodation of approximately
550 sq metres (5,821 sq feet),
forming part of the overall Heath
Campus with access to shared car
parking facilities. Additional
storage available by separate
negotiation.

Educational use preferred in line
with other users at Heath Campus,
although would consider office
occupiers or other potential users
subject to planning and approval.



To arrange a viewing or for more information contact Lee Wigley, Estates
Manager on 01422 392129 or email lee.wigley@calderdale.gov.uk

Full Details – Unit 5 Heath Campus, Free School Lane, Halifax

Location

The unit is located within the Heath Campus, with vehicular and pedestrian access available from a shared car park located off Heath Road/Linden Road.

The property is located within a predominantly residential location on the edge of Halifax town centre, approximately 10-15 minutes' walk from the town centre.

The location of the property is shown edged red on the plan below:



Description

The property consists of ground and first floor office/education/training accommodation, with a separate storage area, which forms part of the overall Heath Campus with kitchenette and WC facilities and access to shared car parking facilities for the use of users and visitors to Heath Campus.

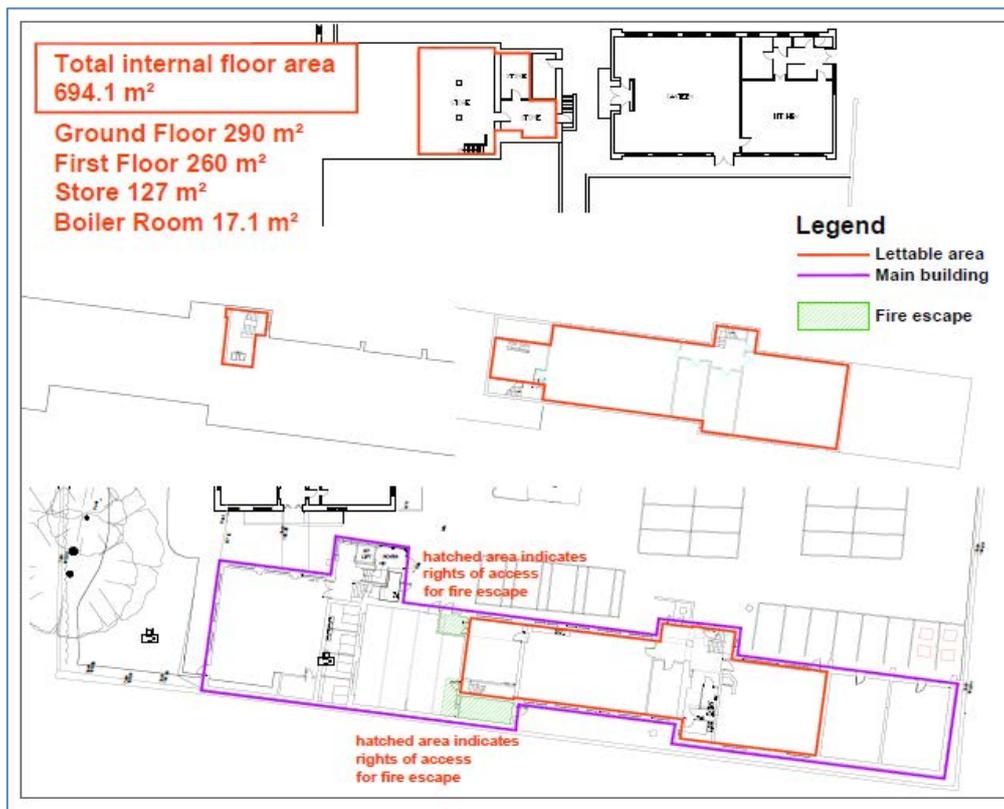
Accommodation

The property provides the following accommodation:

Ground floor – offices, stores with kitchenette areas – 290 sq m (3,122 sq ft)

First Floor – offices, stores with kitchenette areas and wc's – 260 sq m (2,799 sq ft)

Basement - Boiler Room– 17.1 sq m (184 sq ft)

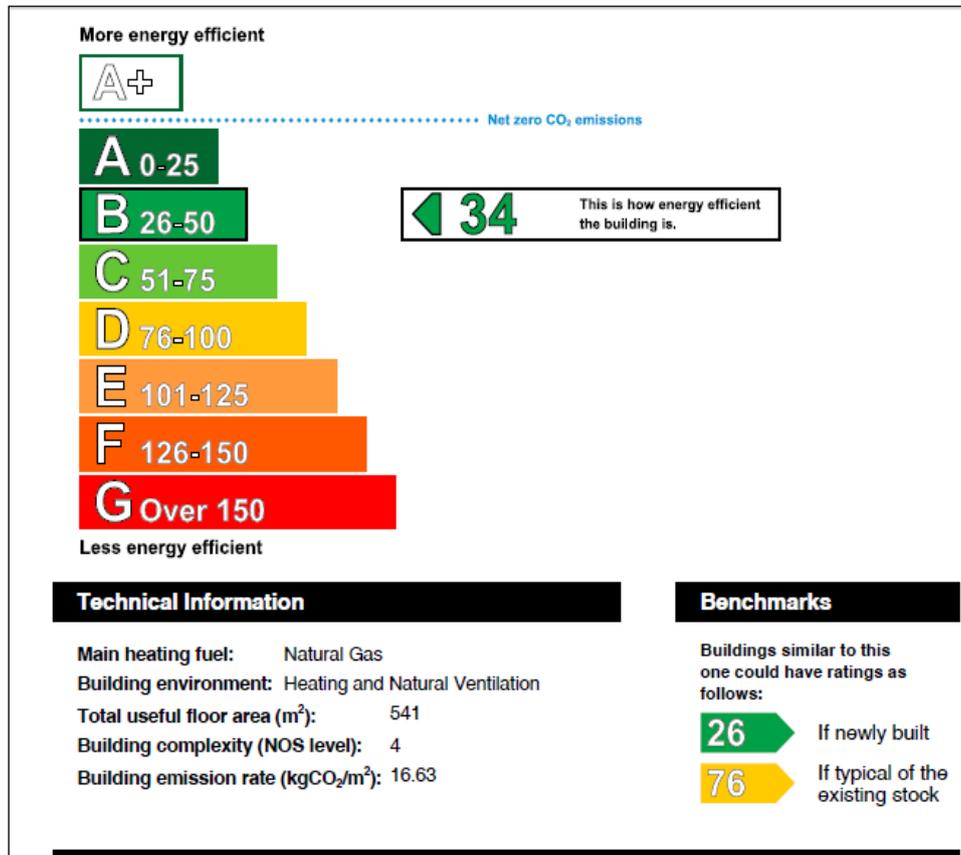


Total Gross Internal Floor Area – 567.1 sq metres (6,105 sq feet)

A store room of 127 sq m (1,367 sq ft) as shown on the plan above is available by separate negotiation and may be included within the lease of this building if required and agreed with the Heath Trustees.

Energy Performance Certificate

The property has been assessed as having an Energy Performance Asset Rating of **B** as illustrated below:



Rent

Rental offers are invited in the region of **£26,000** per annum, which is exclusive of rates and will be payable monthly in advance by direct debit.

A Rent Deposit equivalent to 3 months' rent is payable on all new lettings, to be held throughout the term of the lease and any statutory continuation. No interest is payable, and the deposit may be drawn upon in the event of rent arrears or non-compliance with any lease covenants.

Service Charge

There is a service charge for the common parts of Heath Campus and further details are available on request.

Proposed User

The trust would give preference to an educational use of these premises in line with other users at Heath Campus, although consideration would be given to general office occupiers or other potential users, subject to planning and approval.

Rating

The rateable value for this property covers the whole of Heath Campus and is £112,000. The uniform business rate for the financial year 2021/22 is £0.512, reducing to £0.499 for small businesses. This rateable value may need to be reassessed with this unit being split from the other units at Heath Campus.

The current rates payable as a proportion of the rates payable across the site is currently £10,900 and this cost is included as part of the service charge at Heath Campus.

The property could benefit from some business rates relief as from 1 April 2017 the government has:

- Permanently doubled Small Business Rate Relief (SBRR) from 50% to 100% and increase the thresholds to benefit a greater number of businesses.
- Businesses with a property with a rateable value of £12,000 and below will receive 100% relief.
- Businesses with a property with a rateable value between £12,000 and £15,000 will receive tapered relief.
- Further business rates relief may be available.

For further information on Business Rates, phone 01422 393699.

Planning

Prospective tenants are strongly advised to satisfy themselves that their proposals for the property are acceptable in planning terms prior to submitting an offer. The prospective tenant is to be responsible for obtaining all necessary planning permissions, which may be required in connection with the use of the premises.

We would encourage any prospective bidders to discuss the more precise details of your proposals with the planning department, particularly given that this is a Grade II Listed building and precise details of any proposals will be required including potential alterations.

For further information contact Calderdale Council's Planning Services on 01422 392237.

Viewings & Enquiries

For further information or if you would like to arrange an accompanied viewing, please contact Lee Wigley, Estates Manager on **01422 392129** or email lee.wigley@calderdale.gov.uk

Terms of Lease

- Flexible lease terms are available.
- The rent is exclusive of rates, which is recovered via a service charge at present, but if split will be paid by the tenant separately when reassessed. The rent will be payable monthly in advance by direct debit, which is to be set up prior to completion of the lease and the service charge will be payable quarterly in advance.
- A three month rent deposit will be payable on completion of the lease, which will be returned at the end of the lease however so determined assuming that the tenant has complied with all of the terms required under the lease.
- Invoices and correspondence will be sent via the Council's e-billing procedure (on behalf of the Heath Trustees) and will be sent direct to your email address provided. If you do not have an email address, please contact us.
- The tenant will be responsible for putting and keeping the interior of the premises, the shop front, windows and doors in good repair and condition.
- Calderdale MBC act on behalf of the Heath Trustees and will be responsible for maintaining the roof, walls and foundations, the common parts and for insuring the structure, all of which will be recovered via the service charge.
- The tenant is to be responsible for payment of the Council's legal and surveyors costs in connection with the completion of the lease.
- The tenant is responsible for obtaining planning permission for the proposed use, should this be required.
- The tenant will be responsible for payment of the business rates and all other outgoings as noted above.
- The tenant will be responsible for payment of a common parts service charge as noted above, which will be charged quarterly in advance and reconciled at year end. The service charge year is 1 April to 31 March and further details can be provided in due course.
- No alteration or improvements must be undertaken without the prior written consent of the Council who act on behalf of the Heath Trustees.
- Not to use any part of the pavement or external parts of the demised premises for the sale, display or storage of goods.

Misrepresentation Act

Calderdale Council, as Lessor, gives notice that –

- These particulars do not constitute any part of any offer or contract.
- All statements contained in these sales particulars as to the property are made without responsibility on the part of the Vendor.
- None of the statements contained in these particulars as to the property are to be relied upon as statements of fact.
- Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of each of the matters contained within these particulars.
- The Council does not make or give, nor has any person in the employment of the Council any authority to make or give, and representations or warranty in relation to the property.
- Any plans contained within these particulars, as to routes of services, drains, sewers etc, are furnished as a general guide only. No warranty as to their correctness is given or implied. The plans must not be relied upon in the event of excavation works in the vicinity of sewers, drains etc, and the prospective applicant must make his own investigations as to the location of such drains, sewers and other services located on, under or in the vicinity of the property.

PRIVACY NOTICE

Calderdale Council is registered with the information Commissioners Office (ICO) under the provisions of the Data Protection Act 1998. The Council takes its responsibilities under the Act very seriously.

The information provided by you is collected purely for the administration of your application for a new tenancy of this property/land. We need to collect this information in order to consider your application and for the completion of a potential lease should you be successful in your application. Processing your data is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract.

You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it. Completion of this form/sharing your information with us constitutes explicit consent from you for us to process your data for this purpose. You may withdraw this consent at any time by writing to Lee Wigley, Estates Manager, Princess Buildings, Princess Street, Halifax, HX1 1TP.

You also have the right to complain to the Data Protection Officer if you feel that your data has not been handled in accordance with the law.

The Councils Data Protection Officer is Tracie Robinson and can be contacted at information_management@calderdale.gov.uk

Your name, contact details and details of your request are recorded electronically on our system. The information will be retained whilst the Council is assessing your application; unsuccessful applications will be kept until the lease to the successful party completes, whilst successful applications will be kept for the period of the lease plus 6 years.

Offers and Offer Procedure

Rental offers are invited in the region of **£26,000** per annum, exclusive of rates and service charge for common parts/services. All offers should be made on the Offer Letter included with these details, which should be submitted using the attached address label.

The successful offer or will be responsible for the council's legal fees in respect to the preparation of lease and counterpart.

NB:- Offers will only be considered if they are sent on the official Offer Letter included with these details.

Offer envelopes must not bear any indication of the identity of the offer or by way of postal franking or otherwise.

The Council does not undertake to accept the highest, or any, rental offer.

The Council will not accept responsibility for **any** costs incurred by a purchaser in connection with the preparation/submission of an offer.

The acceptance of an offer will be subject to the receipt of satisfactory references from the referees identified in the offer letter.

IDENTITY DOCUMENTS	EVIDENCE OF ADDRESS
Current signed Passport Current full UK/EU Photo Card Driving Licence* Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) Resident Permit issued by the Home Office to EU Nationals Inland Revenue Tax Notification Firearms Certificate	Current full UK Driving Licence (old style)* (Provisional licence will not be accepted) A utility bill issued within the last 3 months (but not mobile phone bills) Local Authority tax bill (valid for the current year) Bank, Building Society or Credit Union statement containing a current address The most recent original mortgage statement from a UK lender

OFFER LETTER FOR Unit 5 Heath Campus, Free School Lane, Halifax
CLOSING DATE FOR OFFERS – 10 November 2021 at 5pm

NAME OF INDIVIDUAL(S) OR COMPANY: _____

HOME/BUSINESS ADDRESS INCLUDING POSTCODE:

E-MAIL ADDRESS FOR MAIN CONTACT: _____

HOME/BUSINESS TELEPHONE NO(S) _____

MOBILE TELEPHONE NO(S): _____

DETAILS OF PROPOSED USE OF PROPERTY: _____

LENGTH OF LEASE REQUIRED: _____

ANY OTHER RELEVANT DETAILS (*continue on separate sheets if necessary*):

I/WE SUBMIT OFFER OF £ _____ IN WORDS _____

NB: LEGAL FEES WILL BE PAYABLE IN ADDITION TO THE OFFER.

BANK NAME AND ADDRESS (*to enable the council to undertake a bank reference*):

SORTCODE: ___ - ___ - ___ BANK ACCOUNT NO: _____

NAME & ADDRESS OF YOUR SOLICITOR (*If applicable*):

If your offer is accepted the Authority will apply for the following references:

A Bank reference.

2 x trade References (if available).

If you are a new business or cannot provide any trade references please provide a brief outline business plan on the proposed business using a template to be provided by the Council.

All prospective tenants' must provide proof of identity and address to the Council prior to completion of legal documentation, including right to work in the UK and date of birth if required.

SIGNED: _____

PRINT NAME: _____

DATE: __ / __ / ____

Offer Enclosed: DO NOT OPEN

For Official Use Only

Date Received	
Time Received	
Received by	

PROPERTY TITLE: Unit 5 Heath Campus, Free School Lane, Halifax

FILE NUMBER: 2153

Closure Date: 10 November 2021 at 5pm

SUBMIT TO: Corporate Asset and Facilities Management,
Calderdale Metropolitan Borough Council,
Princess Buildings, Princess Street,
HALIFAX HX1 1TP

 ***Cut around the dotted line and stick this label to your envelope*** 

The envelope shall not bear any name or mark indicating the sender. If you intend using the services of an independent delivery service (such as the Royal Mail or similar company) for the delivery of your offer by the return date, you should ensure that they do not affix anything to the offer envelope which can identify you as the sender of the documents otherwise your offer will be invalidated and will not be considered.