

For Sale | Development Opportunity

CBRE

Wakefield Road

c275,000 sq ft (25,548 sq m) / 55.16 acres (22.32ha)

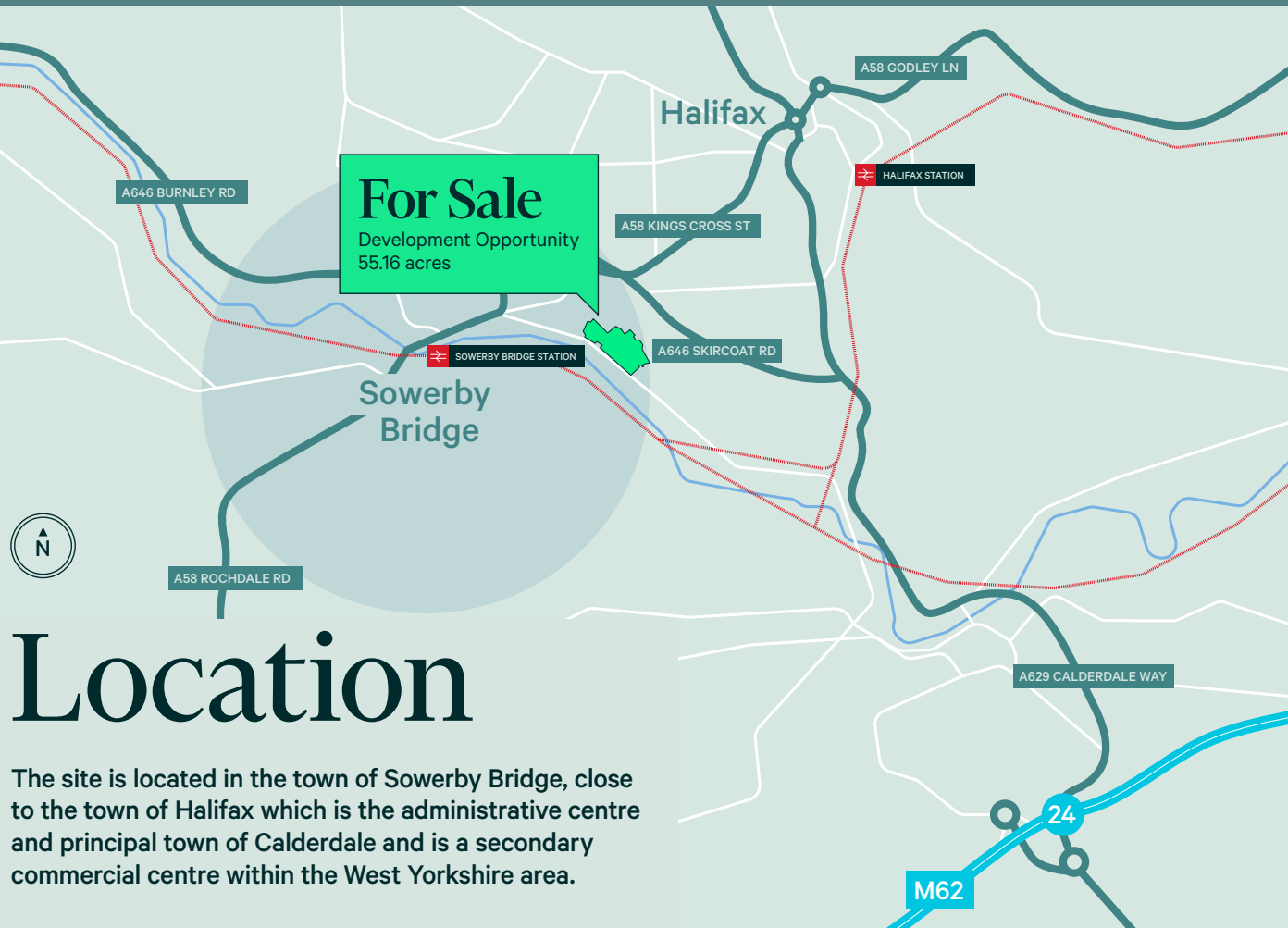


SOWERBY BRIDGE
HALIFAX
WEST YORKSHIRE
HX6 2UX

CAMPUS FACILITY INCORPORATING OFFICES, DATA HALLS, WAREHOUSING AND ENERGY CENTRE

/// [what3words](#) [arena.again.chairs](#)





Location

The site is located in the town of Sowerby Bridge, close to the town of Halifax which is the administrative centre and principal town of Calderdale and is a secondary commercial centre within the West Yorkshire area.



Sowerby Bridge town centre is located 1.9 miles to the west of the site, approximately a 5 minute journey by car. The town has a range of local amenities and shops with Sowerby Bridge Railway Station having direct trains to both Leeds and Manchester.

The subject property is situated approximately 1.5 miles south west of Halifax town centre on the north side of the A6026 (Wakefield Road) which links directly to the A629 (Calderdale Way) which in turn provides a direct link to the M62 motorway at Junction 24 some 3.4 miles to the south east of the subject property.

Halifax is located approximately 8 miles north west of Huddersfield, 8 miles south west of Bradford, 31 miles north east of Manchester and some 16 miles south west of Leeds.

Halifax town centre is located approximately 6 miles north of junction 24 of the M62 motorway, which is approached via the A629. The M62 motorway offers excellent road links to both Manchester in the west and Leeds in the north east, interlinking with the M1 motorway which can also be accessed via the A644 at junction 40.

Halifax benefits from a rail station which lies on the Calderdale line west from Leeds. Halifax bus station is centrally located and also provides frequent services to Leeds, Bradford and further afield. Leeds Bradford airport is also within easy travelling distance from the City; providing regional, national and certain international connections.

Piece Hall - Halifax



Wainhouse Tower - Sowerby Bridge



M62 Motorway



Situation



🚗 5 mins

Sowerby
Bridge

For Sale

Development Opportunity
55.16 acres

A53 KING CROSS ST

🚗 10 mins

Halifax

A646 SKIRCOAT MOOR RD

A6026 WAKEFIELD RD

COPLEY VALLEY RD

River Calder

HOLLAS LANE

A6026 WAKEFIELD RD

M62 J24

🚗 10 mins ▶

Description

Sowerby Bridge

A6026 WAKEFIELD RD

River Calder



AREA 02
2.34 acres
(0.94ha)



AREA 03
9.83 acres
(3.98ha)



AREA 01
18.24 acres
(7.38ha)

A6026 WAKEFIELD RD

The property extends to circa 275,000 sq ft (25,548 sqm) and comprises a mixed use campus facility incorporating offices, data halls, warehousing and a stand alone energy centre. The operational site is fully secured with perimeter fencing and security gatehouse.

Site Area

The overall freehold ownership extends to 55.16 acres (22.32ha) with the following core areas breakdown:-



AREA 01

Operational Site, North of Wakefield Road
18.24 acres (7.38ha)



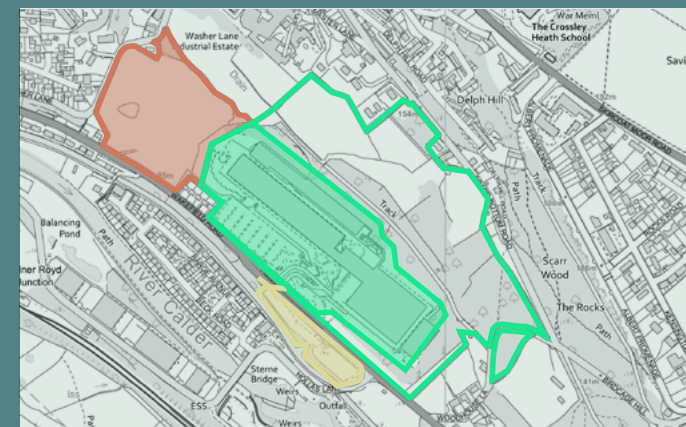
AREA 02

Car Park South of Wakefield Road
2.34 acres (0.94ha)



AREA 03

Undeveloped potential expansion land to the west of the Operational Site
9.83 acres (3.98ha)



Utilities

All mains services are available including power, gas, water and mains drainage. The current site power capacity is 7500KVA. Interested parties are to satisfy themselves to their utilities requirements.

Tenure

The site is held Freehold under land registry title WYK387137.

Planning

Within the current Calderdale Council Local Plan (adopted 22nd March 2023) the main operational site and the overflow car park provision south of Wakefield Road are allocated as a Primary Employment Area - Use Classes E(g), B2 and B8.

The undeveloped land to the west of the main operational site is an allocated Employment Site (Site Reference – LP1220) - Use Classes E(g), B2 and B8.

Interested parties are advised to make their own enquiries with the Local Planning Authority (Calderdale Council).

Rateable Value

The property is listed as follows in the current rating list:-

Description - Computer Centre and Premises
Local Authority Reference - 69236705
Rateable Value - £2,110,000

Interested parties are advised to verify rates payable with the Local Authority (Calderdale Council).

Energy Performance Certificate (EPC)

Main Building Facility - B
Energy Centre Facility - E

Capital Allowances

Capital Allowances will be retained by the vendor.

Proposal

We are instructed to invite offers for the freehold interest of the subject property based upon the asset being sold, with the benefit of vacant possession.

VAT

VAT will be chargeable at the appropriate rate.

Money Laundering

Any potential purchase will be required to comply with money laundering regulations.

Additional Information

Access to a dataroom containing technical and due diligence information is available on request via the sole agents. The following is available:-

FLOOR PLANS IN DWG AND PDF

TOPOGRAPHICAL SURVEY

ASBESTOS SURVEY

ENVIRONMENTAL PHASE I REPORT

EPC CERTIFICATES

DEMOLITION QUOTATION

TITLE DOCUMENTATION





Contact

For further information or to arrange an inspection (strictly by appointment only) please contact the sole agents:-

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