

# TO LET

**Elant House  
Old Power Way  
Lowfields Business Park  
Elland  
HX5 9DE**

- **MODERN B1 OFFICE BUILDING**
- **2,887-9,774 SQ FT (268.21-908.03 SQ M)**
- **EXCELLENT ACCESS TO M62 MOTORWAY**
- **DESIGNATED PARKING**



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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	6,887	639.82
First Floor	2,887	268.21
Whole Building	9,774	908.03

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Location

Lowfields Business Park is strategically located between Halifax and Huddersfield, along the M62 corridor close to Junction 24 which is accessed via a dual carriageway link. Approximate driving distances to major conurbations are; Leeds 17 miles, Bradford 9 miles, Huddersfield 4 miles, Halifax 3 miles, Manchester 28 miles.

## Description

Elant House is an attractive detached two storey office building with generous car parking set in a maturely landscaped site adjacent to the River Calder in a well-established and regarded business park location.

The property specification includes-

- Full Air Conditioning
- Raised Access Floor
- Open Plan with Kitchenette
- 8 person Passenger Lift
- 74 Parking Spaces Serving the Building

## Rental

**Ground Floor: From £8 Per Sq Ft Per Annum Exc**  
**First Floor: £10 Per Sq Ft Per Annum Exc**

## Rateable Value

The full building has been assessed for Uniform Business Rates with a rateable value of £111,000. If the building is let per floor it will require reassessing.

## EPC

This property has an Energy Performance rating of D (97).

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

## VAT

The rentals quoted are exclusive of VAT which will be payable.

## Legal Fees

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

## Viewing

For more information or to book a viewing please contact the joint letting agents

## Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

Or

Mark Hanson  
Hanson Chartered Surveyors  
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Feb-18



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