

TO LET

**First Floor Office
Unit A2
Old Power Way
Lowfields Business Park
Elland
HX5 9DE**

- Modern B1 Office Building
- 2,359 Sq Ft (219.19 Sq M)
- Excellent Access to M62 Motorway
- Designated Car Parking

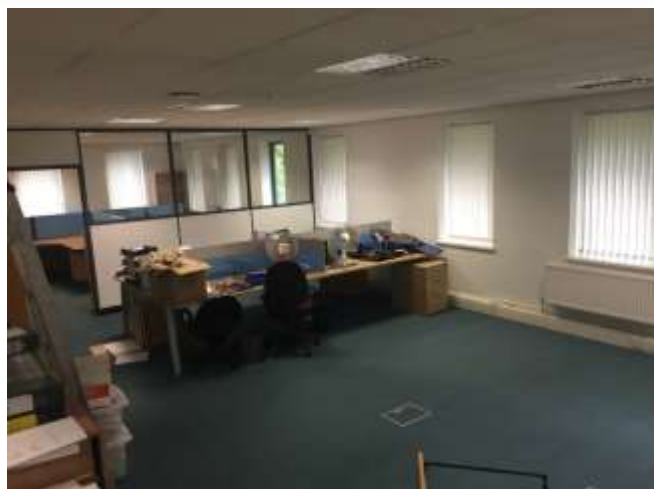


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Location

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

The property briefly comprises the first floor of a detached two storey office building. The suite has a mixture of open plan and private office accommodation benefiting from:

- Five private offices
- Open plan offices
- Category II lighting;
- Network perimeter trunking;
- Kitchen and w/c facilities;
- Designated car parking for 6 cars;

All mains services are connected to the property including gas central heating. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

On Application

Accommodation

| The Total Approximate Internal Floor Area: | | |
|---|-------|--------|
| | Sq Ft | Sq M |
| Total Approximate NIA | 2,359 | 219.19 |
| 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. | | |

Service Charge

An estate and building service charge will be applicable.

Rateable Value

The property will require re-assessing for Uniform Business Rates purposes.

EPC

The property has been assessed with an Energy Performance rating of C(65).

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 (if applicable).

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 sole letting agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 37744/Sep-18



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