

TO LET

Ashday Works

Elland Road
Elland
HX5 9JB

- NEW INDUSTRIAL/TRADE COUNTER UNITS
- UNIT SIZES FROM 3,000 TO 18,000 SQFT
- **COMPLETION Q4 2019**



TO LET

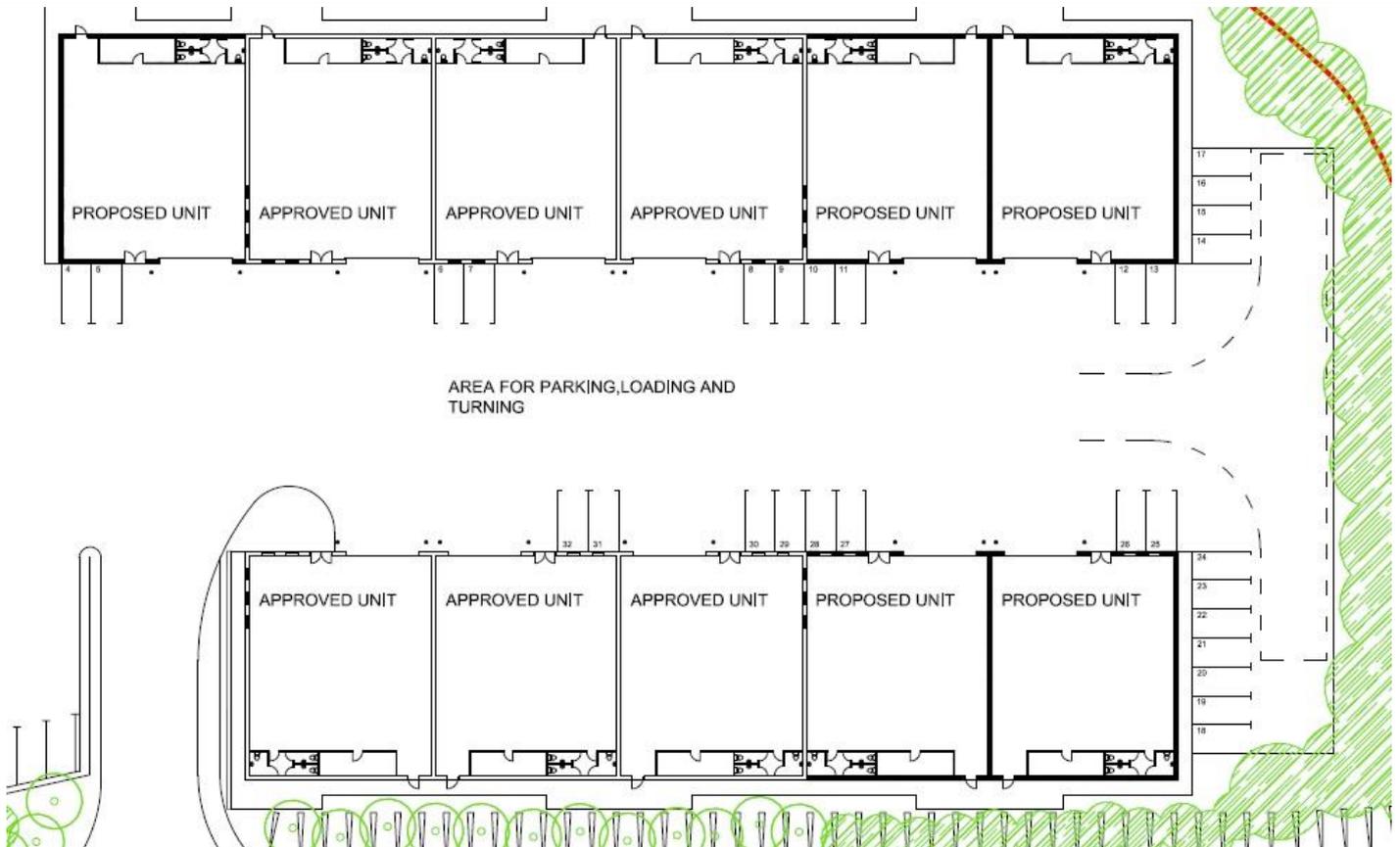
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Location

The property is situated along the main A6025 Elland Road midway between Elland and Brighouse Town Centres and approximately 3 miles South East of Halifax Town Centre. Excellent main road communications with both Junctions 24 and 25 of the M62 Motorway located within 2.5 miles.

Leeds City Centre is located approximately 13 miles to the North East and Manchester City Centre approximately 20 miles to the South West.

Description

The property will comprise two terraces of newly constructed steel portal framed industrial/Trade units with accommodation benefiting from:

- Drive-in loading access;
- Relevant WC facilities;
- Minimum working eaves height of 6 metres;
- 3-phase electricity supplies.

Walker Singleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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Accommodation

Units available in multiples of 3,000 Sq ft.

| The Total Approximate Internal Floor Area: | | |
|--|--------|----------|
| | Sq Ft | Sq M |
| Unit 1 | 3,000 | 278.71 |
| Unit 2 | 6,000 | 557.41 |
| Unit 3 | 9,000 | 836.12 |
| Unit 4 | 12,000 | 1,114.83 |
| Unit 5 | 15,000 | 1,393.53 |
| Unit 6 | 18,000 | 1,672.26 |

Note: All floor areas have been scaled of architects plans

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.

Rateable Value

Each unit will need to be assessed for Uniform Business Rates. The suites may qualify for 100% rates relief provided this is the sole place of business for the occupier.

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.

Rental

On Application

EPC

The property requires assessing for an Energy Performance Certificate.

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 further 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: 39504

Aug-19



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