

# FOR SALE/TO LET

Good quality office accommodation with car parking

RIVERSIDE HOUSE  
ELLAND BRIDGE  
BRIDGEFIELD ROAD  
ELLAND  
HX5 0SQ



**3,347 ft<sup>2</sup> (310.92 m<sup>2</sup>)**

- Two storey office/workshop accommodation with uPVC glazed showroom frontage
- Dual carriageway access to the M62 just 2 miles distant
- EPC Rating – C (53)

Hanson Chartered Surveyors  
Oak House New North Road Huddersfield HD1 5LG  
Telephone 01484 432043

[enquiries@hanson-cs.co.uk](mailto:enquiries@hanson-cs.co.uk)  
[www.hanson-cs.co.uk](http://www.hanson-cs.co.uk)



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## Location

Riverside House is located on Bridgefield Road, off Elland Bridge, just outside the centre of Elland and in an area made up of other industrial and commercial concerns, being around 2 miles from the M62 at junction 24 and a similar distance from Halifax town centre.

## Description

The property comprises a two-storey building of steel portal frame construction clad in part brickwork and part plastisol coated steel decking to eaves, providing office accommodation with ground floor disabled access. The offices comprise carpet floor covering, plastered walls, suspended ceilings with inset fluorescent lighting.

The accommodation is centrally heated and has the added benefit of roller shutter access to the front elevation.

## Business Rates

The property is assessed as follows for non-domestic rating purposes:

Workshop & Premises: £16,500 Rateable Value

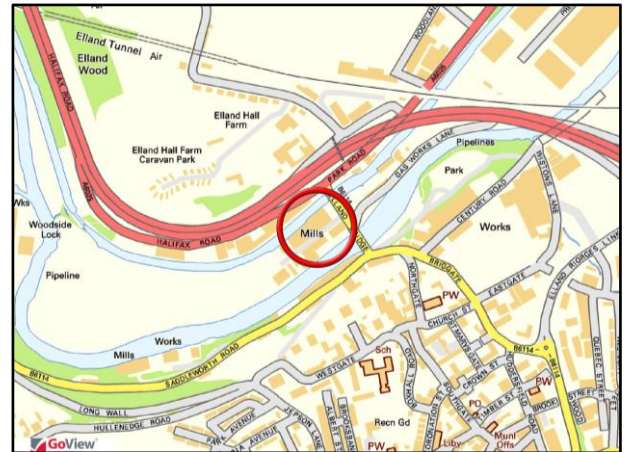
The current Uniform Business Rate for 2018/2019 is 48.0p in the £ ignoring small business allowances and transitional relief. Interested parties are advised to make their own enquiries with the Charging Authority.

## Planning

Established industrial uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Authority.

## VAT

The rent is expressed exclusive of VAT, if chargeable.



## Accommodation

### Ground Floor

Offices 1,693 ft<sup>2</sup> 157.24 m<sup>2</sup>

### First Floor

Open plan offices & private offices 1,654 ft<sup>2</sup> 153.68 m<sup>2</sup>

**Total 3,347 ft<sup>2</sup> 310.92 m<sup>2</sup>**

*Measurements taken in metric and converted to their nearest imperial equivalent.*

## Terms

The property is available to let on tenant's new full repairing and insuring terms for a period of years to be agreed incorporating three yearly rent reviews where applicable. The client may consider an outright freehold sale.

Rent: **£25,000 per annum exclusive**

Price: **£250,000**

## Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

## Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors 01484 432043

Mark Hanson

Phil Deakin

[mark@hanson-cs.co.uk](mailto:mark@hanson-cs.co.uk)

[phil@hanson-cs.co.uk](mailto:phil@hanson-cs.co.uk)

Reference 1645

**Subject to Contract**

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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