

## TO LET

**Ashday Works Business Park**  
**Elland Road**  
**Elland**  
**HX5 9JB**

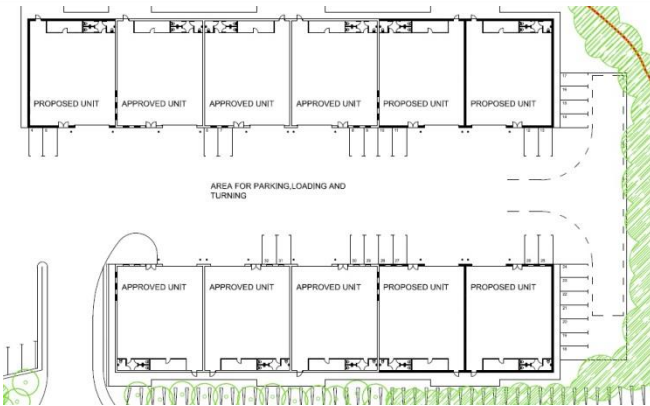
- **New Industrial/Trade Units**
- **Unit Sizes from 279 to 1,672 Sq Mtrs (3,000 to 18,000 Sq ft)**
- **Available Autumn 2018**



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Ashday Works Business Park  
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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Terrace 1	3,000-18,000	279-1,672
Terrace 2	3,000-15,000	279-1,394
<b>Total Approximate GIA</b>	<b>33,000</b>	<b>3,066</b>
<b>Note: All floor areas have been scaled of architects plans</b>		
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

The property requires assessing for Uniform Business Rates purposes.

## EPC

The premises will require assessing for an Energy Performance Certificate.

## 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 is 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](mailto:Ryan.Barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 37031

Feb-18

## 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.

## Rental

**From £7.00 Per Sq Ft Per Annum Exc**



Property House, Lister Lane, Halifax, HX1 5AS

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