

TO LET

Brindley House

Lowfields Business Park
Elland
HX5 9HF

- Modern ground floor office suite
- Excellent access to M62 Motorway
- On site designated car parking
- 451.59m² (4,861 sq ft)



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Location

The property is situated adjoining the the Head office of Marshalls Landscape Products Limited on the Lowfields Business Park which is situated close to junction 24 of the M62 Motorway. Leeds is within 17 miles, Bradford within 9 miles, Huddersfield within 4 miles and Halifax within 3 miles.

Description

The property comprises a modern high specification office suites situated on the ground floor of this prestigious three storey detached office building incorporating an artificial stone façade with natural stone detailing under an artificial blue slate pitched roof.

Internally the building is open plan with a central core providing male, female and disabled toilets and high speed passenger lift.

The office suite has raised access floors, comfort cooling, modern suspended ceilings with recessed category II lighting and a gas fired central heating system.

Accommodation

The total approximate net internal floor areas are:

Brindley House

Total Approximate NIA	450.98m ²	4,854 sq ft
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.		

Services

The property benefits from all mains services including electricity, gas, water and mains drainage.

Please note that we have not tried or tested any of the services and that it is left to any interested parties to satisfy themselves as to the condition and suitability.

Rateable Value

The Valuation Office Agency website indicates the property has been assessed for Business Rates as follows:

Rateable Value: £42,500 (2017 assessment).

EPC

The property has the following Energy Performance rating: E (115).

Ref: 24198 Mar-17



Term

The premises are available To Let way of a new effective Full Repairing and Insuring lease by way of a service charge for a period of years to be agreed. Consideration may be given to smaller suite lettings subject to negotiation.

Rent

£10 per sq ft per annum exclusive.

VAT

The price quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

Legal Fees

The incoming tenant will be responsible for a contribution towards the Landlord's legal fees incurred in any transaction.

Viewing

For further information and viewing arrangements please contact the joint letting agents:

Ryan Barker

Direct Line: 01422 430024

E-mail: ryan.barker@walkersingleton.co.uk

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

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