

TO LET

Elant House
Old Power Way
Lowfields Business Park
Elland
HX5 9DE

- Refurbished Offices
- Air Conditioned
- 640 m² (6,900 sq ft)
- 36 Parking Spaces
- Passenger Lift



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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

Elant House is an attractive detached two storey office building with generous car parking set in a maturely landscaped site adjacent to the River Calder in a well-established and regarded business park location.

The property specification includes-

- Full Air Conditioning
- Raised Access Floor
- Open Plan with Kitchenette
- 8 person Lift
- 36 Allocated Parking Spaces

Accommodation

The Total Approximate net internal floor areas are:		
First Floor:	640m ²	6,900 sq.ft.
Total Approximate NIA	640m²	6,900 sq.ft.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £92,000 (2010 List).

EPC

The property has an Energy Performance rating of D (97)

Terms

Elant House is available to let on a new full repairing and insuring lease for a term to be negotiated.

Rental

£69,000 pa.

VAT

VAT is payable on the rent.

Viewing

For further information and viewing arrangements please contact the agent:

Colin Roberts

Direct Line: 01422 430026

Email: colin.roberts@walkersingleton.co.uk

Ref: 28327/281113



Property House, Lister Lane, Halifax, HX1 5AS

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