

TO LET

**Gannex House
Gannex Park
Dewsbury Road
Elland
HX5 9AF**

- Hybrid Industrial Unit with Secure Yard
- Total Approx. GIA: 4,154 Sq. Ft (385.88 Sq. M)
- Excellent Access to M62 Motorway
- PLUS On Site Designated Car Parking



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Accommodation

The Total Approximate Net Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor Industrial	1,901	176.64
First Floor Office	1,949	181.03
Entrance Reception	304	28.21
Total Approx. GIA	4,154	385.88

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.

Rental

£41,000 Per Annum Exclusive.

Rateable Value

The property requires assessing for Uniform Business Rates.

EPC

The premises Energy Performance Certificate is TBC.

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 (if 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

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 36874/Feb-21

Location

Gannex House forms part of the Gannex Park estate in Elland prominently located fronting onto the B6114 approximately 1 mile from junction 24 of the M62 Motorway. Leeds is approximately 15 miles to the East and Manchester approx. 25 miles to the West.

Description

The property comprises a recently constructed two-storey hybrid unit with industrial accommodation to the ground floor and high specification offices to the first.

The ground floor is broadly open plan while incorporating a modern kitchen/staff room together with male and female w/c facilities. The unit has an internal working height of 3.52M and benefits from a modern finish throughout including solid concrete flooring and an electrically operated up and over drive-in loading door measuring approximately 4.84M wide by 2.73M high.

The first floor offices are accessed from the front elevation via a full-height entrance reception atrium which incorporates both a staircase and personnel lift access. Internally, the offices are finished to a high specification including carpeting, suspended ceilings with LED lighting, glazed meeting room and private kitchen and w/c facilities.

Externally the property benefits from a good-sized private yard secured by a full-height perimeter fence and electric gate. The property also benefits from access to reserved parking spaces within the main carpark.



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