

TO LET

**NEW BUILD INDUSTRIAL UNIT
SOUTH LANE
ELLAND
HX5 0HJ**

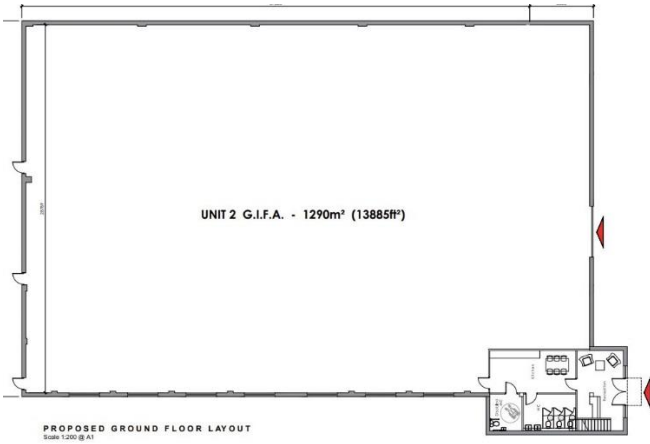
- NEW BUILD INDUSTRIAL UNIT
- GIA: 15,000 SQ FT (1,393.50 SQ M)
- EXCELLENT COMMUNICATION LINKS
- TWO STOREY OFFICES



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Accommodation

The Total Approximate Gross Internal floor areas are:		
	Sq Ft	Sq M
Total Approximate GIA	15,000	1,393.5

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken from the Architects plan provided and will be subject to final verification following completion of the build.

Rateable Value

The property will require assessing for Business Rates Purposes following completion.

EPC

To be assessed.

Terms

The property is available To LET by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

VAT

The rental quoted is exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

for further information or if you wish to arrange a viewing, please contact the sole letting agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 17487

Feb-22

Location

The property is situated along South Lane located off Huddersfield Road within Elland close to the Town Centre. Halifax Town Centre is located approximately 4 miles to the North via the main A629 Trunk Road. Excellent main road communications exist with JCN 24 of the M62 Motorway located 2 Miles to the South. Leeds is located 15 Miles to the East and Manchester 25 Miles to the West.

Description

The premises will comprise a newly constructed high specification portal framed industrial/warehouse unit with accommodation benefiting from:

- Vertical plastisol coated profile sheet cladding;
- Minimum internal working eaves height of 6.25m;
- Two storey office accommodation with relevant wc/facilities;
- Drive-in vehicular loading access via 4m wide x 5m high roller shutter door;
- Generous sized service yard with 8 designated car parking spaces.

Rental

Leasehold On Application



Property House, Lister Lane, Halifax, HX1 5AS

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