

Walker Singleton

Chartered Surveyors



To Let

Elland Wharf
Gas Works Lane
Elland
HX5 9HJ

Prestigious canal side
character offices

Suite 7: 29.45m² - 317 Sq ft

Designated car parking spaces

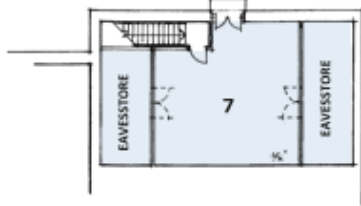
Within 2 miles of Junction 24,
M62 Motorway



Location

The premises occupy a Canal side setting adjacent the Calder & Hebble Navigation accessed from Gas Works Lane off Elland Bridge within Elland Town Centre. Excellent main road communications exist with junction 24 of the M62 Motorway within 2 Miles via the A629 Calderdale Way. Leeds is located approximately 15 Miles to the East and Manchester approximately 25 Miles to the West.

Second Floor Plan



Description

The property comprises a Grade II Listed former Canal moorings warehouse which has been sympathetically restored and converted to provide high grade office accommodation overlooking the Calder & Hebble Navigation Canal. The principal building provides a combination of open plan suites benefitting from:

- **Quality grade carpeting**
- **Glazed entrance lobby and reception**
- **Perimeter IT Network ducting**
- **Exposed stone walls and original beams**

Externally the premises are set in well-manicured grounds with on-site designated car parking with the site having gated access off Gas Works Lane.

Services

We understand that the premises benefit from all mains services connection with heating provided by means of gas fired central heating systems. None of these services have been tested and therefore we are unable to comment on their condition or suitability.

EPC

The property is exempt from requiring an Energy Performance Certificate.

The Total approximate net internal floor area is:

	Sq M	Sq Ft
Suite 7	29.45m2	317 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.		

Business Rates

The property has the following entry under the Non-Domestic Rating List (2017):

Rateable Value: £2,125

If the buildings were to be let separately then the property would require reassessing for Business Rates Purposes.

Terms

The property is available To Let as a whole by means of a new Full Repairing & Insuring Lease Agreement for a period of years to be agreed. Leases in excess of 3 years will incorporate a 3 yearly Rent Review Pattern.

Rental

Suite 7: £5,000 Per Annum Exclusive

VAT

All rentals quoted are exclusive of VAT (if applicable).

Viewing

For more information or to arrange a viewing please contact the sole letting agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 35136

Sep-22