

TO LET

**SUITE 7
THE WAREHOUSE
GAS WORKS LANE
ELLAND
HX5 9HJ**

- PRESTIGIOUS CANAL SIDE CHARACTER OFFICES
- 317 SQ FT (29.45 SQ M)
- DESIGNATED CAR PARKING SPACES
- WITHIN 2 MILES OF JCN 24, M62 MOTORWAY



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£5,000 Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	317	29.45

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.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £2,125.

EPC

The property is exempt from requiring an Energy Performance Certificate.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term 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 further information or should you wish to arrange a viewing, please contact the sole letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 36039

Feb-23

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.

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.

Rental



Property House, Lister Lane, Halifax, HX1 5AS

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