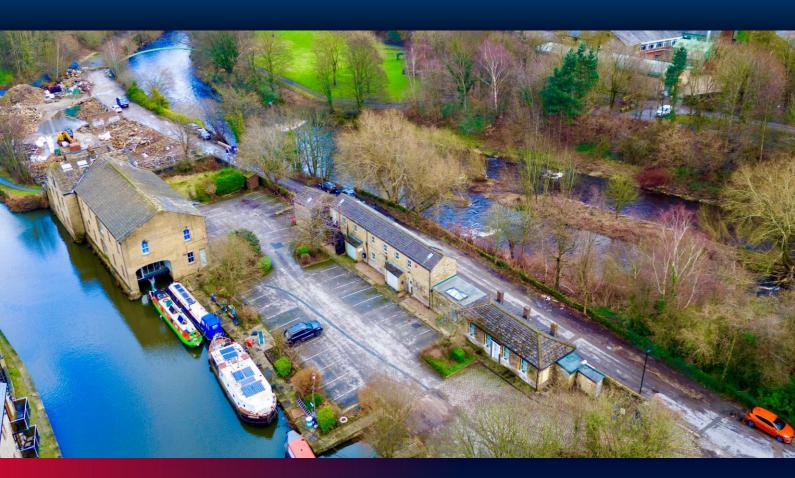
WalkerSingleton

Chartered Surveyors



FOR SALE

Elland Wharf

Gas Works Lane Elland HX5 9HJ

- Prestigious Grade II Listed Canalside Character
 Office Investment
- Total NIA: 6,920 ft² (642.87 m²)
- Gross rental Income of £90,960 PAX
- Gross Initial Yield of 8.66%
- Potential Gross Reversionary Yield of 10.50%
- Within 2 Miles of Junction 24, M62 Motorway
- Generous Car Parking Provision





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 site has two principal buildings; The Warehouse and The Stables. A full refurbishment programme has been completed in the recent past and have been finished to a high specification whilst also retaining the original characterful features.

The Warehouse offers modern and characterful office accommodation set over three floors ranging 316 to 1,889 sq ft and has the added benefit of a large open plan meeting/break out space on the ground floor along with communal kitchen and WC facilities.

Facing The Warehouse on the opposite side of the car park is a converted stable block subdivided into a total of 3 suites with associated reception entrances, kitchen and w/c provision. Concertina doors fold back to reveal large, double-glazed doors providing a sense of space and naturally lit working space.

Externally, the premises are set in well-manicured grounds with onsite designated parking provision for 36 cars with the site having gated access off Gas Works Lane.

Tenancy Information

The Estate is currently producing £90,920 pax, a sale at this level reflects a Gross Initial Yield of 8.66%. A Full Tenancy Schedule is available upon request.

Price

Offers in the Region of £1,050,000

Rateable Value

All Rateable Values available upon Request.

VAT

All figures are subject to VAT, at the prevailing rate.

Legal Fees

Each party is responsible for their own legal fees incurred in the 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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 36039 /Feb-24



Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.