

TO LET

Unit 4
Brookfield Works
Wood Street
Elland
HX5 9AP

- First Floor Office
- 1,420 Sq Ft (131.92 Sq M)
- Close to Junc 24 of M62 Motorway
- Close to Nearby Amenities



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Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	1,420	131.92

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 £2,550 The unit should qualify for 100% rates relief provided this is the sole place of business for the occupier.

EPC

The property has been assessed with an EPC rating of The property has been assessed as having an Energy Performance Certificate of E(121)

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:

Jack Spencer

Direct Line: 01422 430013

Email: jack.spencer@walkersingleton.co.uk

Ref: 19388

Date: Mar-24

Location

The property forms part of Brookfield Works which is situated in Elland and accessed directly off Wall Street via Quebec Street. Main road communications are excellent with Junction 24 of the M62 Motorway located approximately 2 miles distant, via the A629 Calderdale Way. Elland Town Centre is also within walking distance of the estate where all main amenities can be found.

Description

The property briefly comprises first floor office accommodation benefiting from a mixture of carpet and hard wood flooring, fluorescent strip lighting and gas fired central heating along with relevant kitchen and w/c facilities.

Services connected to the property include 3-phase electric, gas, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£8,500 Per Annum Exclusive



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Property House, Lister Lane, Halifax, HX1 5AS

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