

Walker Singleton

TO LET

The Engineering Workshop
Rosemount Estate
Huddersfield Road
Elland
HX5 0EE

- Single Storey Industrial Workshop
- GIA 3,660 Sq Ft (340.01 Sq M)
- Located On The Established Rosemount Estate
- On-Site Parking



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HX5 0EE



Location

A highly accessible employment site well positioned to accommodate local and national businesses in an extremely prominent location off the B6114, one mile from Junction 24 of the M62 between Huddersfield and Halifax. Leeds City Centre is approximately 15 miles distant with Manchester City Centre being within 25 miles distant.

Description

The property comprises a stone built, single storey workshop situated on Rosemount Estate. The property offers predominantly open plan warehouse space with a separate office, kitchen and w/c facilities and benefits from drive in access via two roller shutter doors, a personnel door having high level windows, solid concrete floor, 3 phase electricity and LED strip lighting. The cranes no longer in operation but if required could be brought into use for an additional cost.

On-site car parking is available.

Mains services connected to the premises include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rosemount Estate

Rosemount Estate is a secure well-regarded, privately owned and managed industrial estate and is home to a range of industrial, manufacturing and office tenants. The Estate is within walking distance of Elland town centre where a range of amenities are available. Please see www.rosemountestates.co.uk for further information and details of other available properties.

Rental

£29,000 Per Annum Exclusive

- **Single Storey Industrial Workshop**
- **GIA 3,660 Sq Ft (340.01 Sq M)**
- **Located On The Established Rosemount Estate**
- **On-Site Parking**

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Total approximate GIA	3,660	340.01

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 £15,750.

EPC

The property has been assessed with an EPC rating of C (71).

Terms

The property is available To Let by way of a 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 is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

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

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Ref: 40400

Date: Jun-24



Walker Singleton
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