

Walker Singleton

TO LET

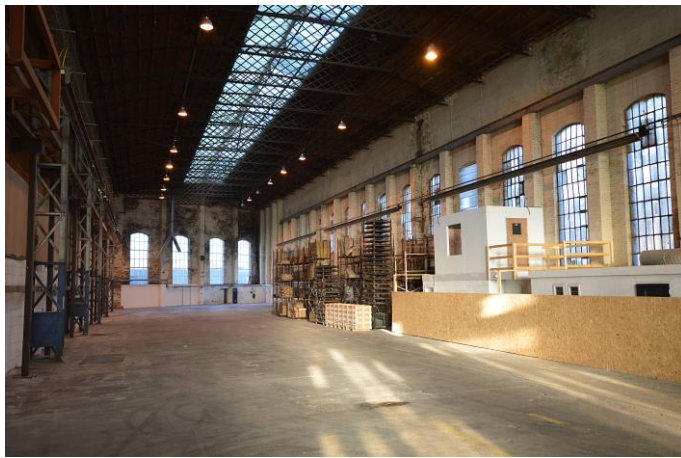
Bay 1
Rosemount Estate
Huddersfield Road
Elland
HX5 0EE

- Excellent single storey engineering, manufacturing or distribution premises with craneage
- Prominently located on the Rosemount Estate close to Jcn 24, M62
- GIA 18,400 Sq Ft (1,709.36 Sq M)
- Secure fenced estate with CCTV coverage



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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.

Location

A highly accessible employment site close to Elland Town Centre being 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

Lofty single storey brick building under a clearspan roof with 2 x full length full bay modern 10 tonne Donati 9m "under the hook" cranes. The warehouse includes an office, canteen and works toilets.

Adjoining the works are newly refurbished offices which do not impact on the main engineering/warehouse space having self-contained toilet and kitchen facilities. An external service area and car parking is included.

All mains services are connected including a 3-phase power supply providing 200 amps. Heating to the unit is via a substantial Blackheat gas fired heating installation.

The property benefits from B1, B2 & B8 Planning Permission.

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Rental

£105,800 Per Annum Exclusive

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Warehouse	16,736	1,554.77
Offices	1,664	154.59
Total approximate GIA	18,400	1,709.36

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 £76,000.

EPC

The property has been assessed with an EPC rating of E (123).

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 rental quoted is 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/selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS



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Ref: 34153

Date: Jun-24



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