

# Walker Singleton

## TO LET

Unit 2  
Eastgate  
Elland  
HX5 9DQ

- SINGLE STOREY INDUSTRIAL UNIT
- 6,037 SQ FT (560.37 SQ M)
- LOCATED CLOSE TO ELLAND CENTRE
- DRIVE IN ACCESS VIA ROLLER SHUTTER



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## Location

The property is located on Eastgate close to the centre of Elland Town. Elland is well positioned to accommodate local and national businesses with access to Junction 24 on the M62 approximately 1 mile distant. Leeds City Centre is approximately 15 miles distant with Manchester City Centre being within 25 miles distant.

## Description

The property briefly comprises a single storey industrial unit located close to the centre of Elland.

The unit benefits from having:

- Drive in access via a roller shutter with a height of 5.46m
- Solid concrete flooring
- Internal working eaves ranging from 7.18m - 8.83m
- 3 phase electricity
- W/C facilities
- LED strip lighting

Please note - the crane and portacabins are not included with the property.

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

## Rental

**£45,500 Per Annum Exclusive**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>6,032</b>	<b>560.37</b>

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 £32,000.

## EPC

The property has been assessed with an EPC rating of D (82).

## 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](mailto:yasmin.lee@walkersingleton.co.uk)

### John Joe Wright

Direct Line: 01422 430020

Email: [johnjoe.wright@walkersingleton.co.uk](mailto:johnjoe.wright@walkersingleton.co.uk)

Ref: 30041

Date: Jun-24



**Walker Singleton**  
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