

FOR SALE

Brindley House
Lowfields Business Park
Elland
HX5 9HF

- **Freehold Office Investment Opportunity**
- **Producing £125,610 Per Annum Exclusive**
- **Substantial Private Car Park**
- **Excellent Access to M62 Motorway**



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Location

The property is situated along Premier Way within the established Lowfields Business Park occupying an attractive canalside position. Lowfields Business Park is strategically located along the M62 Corridor and is accessed from Junction 24 via a dual carriageway (Calderdale Way). Leeds is within 17 miles, Bradford within 9 miles, Huddersfield within 4 miles and Halifax within 3 miles.

Description

The property briefly comprises a detached modern three storey B1 office building which has been sub-divided to provide accommodation for up to four tenants. Internally the property has been finished to a high specification to include passenger lift and w/c facilities at each level. Individually the suites typically benefit from a layout which includes a mixture of open plan and private office/meeting room accommodation together with:

- Suspended ceilings with inset lighting;
- Carpeting throughout;
- Comfort air conditioning;
- Intruder alarms;
- Ample sized kitchen/canteen facilities.

Externally there is a private car park suitable for 52 vehicles including provision for 4 disabled parking spaces.

Price

£1,750,000

EPC

The property has been assessed as having an Energy Performance Certificate of D(88).

VAT

The price quoted is exclusive of VAT (if applicable).

Tenure/Lease Terms

The Freehold interest in the property is being offered For Sale subject to the existing lease agreements:

1. The Ground Floor is let to E.SURV Ltd until 16/07/2023 at a Passing Rental of £48,610pax and option to break on 16/02/21;
2. The First Floor South suite is let to Brierstone Limited until 31/10/2021 at a Passing Rental of £22,000pax;
3. The First-Floor North suite is currently vacant and available to let at a rental of £32,000pax.
4. The Second Floor is let to Orchard Energy Ltd until 03/01/30 with option to break 03/01/25 and a Passing Rental of £55,000.

Rateable Value

The property has been assessed for Uniform Business Rates purposes with Rateable Values of:

- Ground Floor: £46,000;
- First Floor (North): £25,500;
- First Floor (South): £23,000;
- 2nd Floor: £43,250.

Accommodation

The Total Approximate Internal Floor Area:		
	Sq. Ft	Sq. M
Ground Floor	4,861	194.54
First Floor North	2,636	1,021.08
First Floor South	2,155	215.56
Second Floor	4,913	509.06
Total Approximate NIA	14,565	1,940.24

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.

Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

Viewing

For more information or to book a viewing please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Ref: 24198/Jan-21



Property House, Lister Lane, Halifax, HX1 5AS

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