

# TO LET

**Yard/Compound**  
**Shaw Lane**  
**Elland**  
**HX5 9PL**

- Secured Yard/Compound
- 5 Acres (2.02 Hectares)
- Multiple Sites Available
- Close Proximity to Junction 24 of M62 Motorway



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## Location

The property is situated at the end of Shaw Lane which is a private access road off Lower Edge Road on the outskirts of Elland Town Centre. Elland is conveniently located to the M62 Motorway network with Junction 24 situated within 2 miles. The site is situated immediately to the South of the Leeds/ Manchester Railway line with the established Lowfields Business Park located within close proximity to the North East.

## Description

The property comprises a substantial rectangular shaped concrete surface site of level topography benefiting from;

- Secure gates access
- Close proximity to the M62 Motorway Network
- Concrete hard surface

The Access to the site is provided via an existing roadway off Lower Edge Road.

## Rental

**£125,000 Per Annum Exclusive**

## Accommodation

The Approximate Site Area:		
	Acres	Hectares
<b>Total Site Area</b>	<b>5</b>	<b>2.02</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 site requires assessing for Uniform Business Rates.

## 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 which will be payable.

## 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 agents:

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

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Ref: 35455

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