

# TO LET

**A2 LOWFIELDS BUSINESS PARK  
OLD POWER WAY  
ELLAND  
HX5 9DE**

- MODERN B1 OFFICE BUILDING
- 2,359-4,718 SQ FT (219.19-438.38 SQ M)
- EXCELLENT ACCESS TO M62 MOTORWAY
- PRIVATE CAR PARKING



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	2,359	219.19
First Floor	2,359	219.19
<b>Total Approximate NIA</b>	<b>4,718</b>	<b>438.3</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 £41,000. The rates will need re-assessing in the event of a floor-by-floor letting.

## EPC

The property has been assessed with an EPC rating of C (65).

## 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 (if applicable).

## Legal Fees

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

## Viewing

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

### Ryan Barker

Direct Line: 01422 430024  
Email: ryan.barker@walkersingleton.co.uk

### Piers Fisher

Direct Line: 01422 430022  
Email: piers.fisher@walkersingleton.co.uk

Ref: 37744  
Dec-20

## Location

Lowfields Business Park is strategically located between Halifax and Huddersfield, along the M62 corridor close to Junction 24 which is accessed via a dual carriageway link. Approximate driving distances to major conurbations are; Leeds 17 miles, Bradford 9 miles, Huddersfield 4 miles, Halifax 3 miles, Manchester 28 miles.

## Description

The property briefly comprises a detached modern two storey B1 office building currently providing:

- Category II lighting;
- Network perimeter trunking;
- Kitchen and w/c facilities;
- Designated on site secure car parking for 18 cars;

The property is available To Let on a floor-by-floor basis or as a whole.

All mains services are connected to the property including gas central heating. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**£11 per Sq Ft Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1

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