

# bramleys

COMMERCIAL

# To Let

**1<sup>st</sup> Floor, Pressers House**  
**2 South Lane**  
**Elland, Halifax HX5 0HG**

Rents From  
£3,180  
per annum



## GOOD QUALITY OFFICE PREMISES

14.68m<sup>2</sup> (158ft<sup>2</sup>) to 16.72m<sup>2</sup> (180ft<sup>2</sup>)

- Modern specification offices
- Flexible lease terms
- All inclusive rent available
- Car parking available

**INVESTMENT • RETAIL • OFFICE • INDUSTRIAL • LAND**

## DESCRIPTION

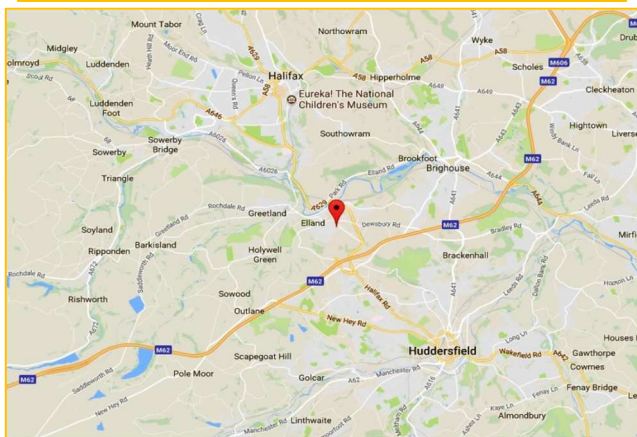
The office premises have been refurbished to a high standard and are multi-occupied. The offices extend from 14.48m<sup>2</sup> to 16.72m<sup>2</sup> and have the benefit of a shared kitchen area, waiting area and toilet facilities.

The offices have the benefit of on site car parking to the rear, subject to negotiation, and being within close proximity of all local amenities within Elland town centre.

The offices are available at all inclusive rents and on flexible lease terms to be negotiated. The availability of the office suites provides an excellent opportunity to lease good quality office premises in an accessible location for existing businesses or new start ups.

## LOCATION

The premises are positioned in an accessible location with Huddersfield town centre being within 5 miles to the southeast, and Halifax town centre being approximately 4 miles to the north. This location provides easy access to Junction 24 of the M62 motorway at Ainley Top.



## ACCOMMODATION

### GROUND FLOOR

Entrance Lobby  
With security system, including separately alarmed entrance

### FIRST FLOOR

Office 1	16.72m <sup>2</sup> (180ft <sup>2</sup> )
Office 2	20.72m <sup>2</sup> (223ft <sup>2</sup> )
Office 3	14.68m <sup>2</sup> (158ft <sup>2</sup> )
Office 4	14.68m <sup>2</sup> (158ft <sup>2</sup> )

Having the benefit of a shared kitchen area, waiting area and toilet facilities.

### OUTSIDE

Off road car parking is available to the rear of the property subject to negotiation with the landlord.

### RENT

Office 1	LET
Office 2	LET
Office 3	£65 per week (£3,380 per annum) exclusive
Office 4	£60 per week (£3,180 per annum) exclusive

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

George Aspinall  
[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

### LEASE TERMS

The office is offered at the rental figure above on terms to be negotiated, on an inclusive rate as above.

### LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: D**

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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