

bramleys

COMMERCIAL

To Let

Units 3 & 4
Century Works
Century Road
Elland HX5 9HQ

Rents:
Various



SINGLE STOREY WORKSHOP ACCOMMODATION

Unit 3 650m² (6,996ft²)

Unit 4 415m² (4,468ft²)

- Well positioned on the edge of Elland town centre with good access to local amenities and Junction 24 of the M62 motorway network.
- Suitable for a wide range of workshop or warehouse uses.
- Good loading access

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DESCRIPTION

The available units occupy part of this larger former dyeworks property which provides a range of buildings which are divided to provide a multi-occupied industrial complex.

Unit 3 occupies the ground floor of a two-storey stone built former mill building and extends to 650m² (6,996ft²). It has a ground level loading door accessed via a shared yard and would be suitable for storage or manufacturing purposes.

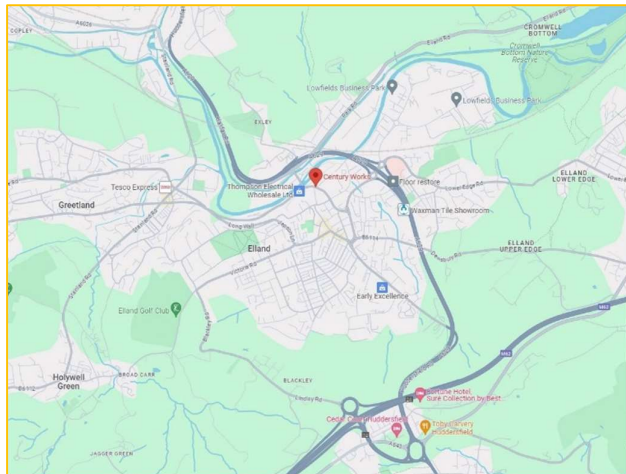
Unit 4 is a single storey steel portal frame unit which has a single drive-in loading door within the front elevation and extends to 415m² (4,468ft²). This provides open span floor space with access to staff welfare facilities and is accessed via a shared yard.

The units are available to let independently or together, subject to the occupier's requirements.

LOCATION

The property is located in an industrial area on the edge of Elland town centre adjacent to the Morrisons supermarket car park.

Elland is a popular location for industrial occupiers, providing easy access to Huddersfield and Halifax town centres, in addition to being accessible for Junction 24 of the M62 motorway network via Elland Bypass.



ACCOMMODATION

UNIT 3

GROUND FLOOR

Workshop accommodation 650m² (6,996ft²)

UNIT 4

GROUND FLOOR

Workshop accommodation 415m² (4,468ft²)

OUTSIDE

The units are accessed via a shared yard and have access to shared on-site car parking.

RENT

Unit 3 £30,000 per annum

Unit 4 £26,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2024/25).

REFERENCES

Prospective Tenants are required to be referenced. 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.

Jonathan J Wilson BSc(Hons) MRICS

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LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms to incorporate 3 yearly rent reviews. Utilities will be monitored by way of a sub-meter and recharged by the landlord on a monthly basis.

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 recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

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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 in situ 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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