

TO LET



Michael Steel & Co
PROPERTY CONSULTANTS



Elland Wharf
Gas Works Lane
Elland HX5 9HJ

- 301.88m² (3,249 sq ft)

- Prestigious Canal Side Character Offices
- A Total of 34 Car Parking spaces
- Within 2 Miles of Jcn 24, M62 Motorway



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Location_

The premises occupy a Canal side setting adjacent the Calder & Hebble Navigation accessed from Gas Works Lane off Elland Bridge within Elland Town Centre. Excellent main road communications exist with junction 24 of the M62 Motorway within 2 Miles via the A629 Calderdale Way. Leeds is located approximately 15 Miles to the East and Manchester approximately 25 Miles to the West.



Description_

The property comprises a Grade II Listed former Canal moorings warehouse which has been sympathetically restored and converted to provide high grade office accommodation overlooking the Calder & Hebble Navigation Canal.

The principal building provides a combination of open plan suites, private meeting rooms, board room and ancillary kitchen and w/c facilities over 3 floor levels benefitting from;

Specification of the premises include:

- Quality grade carpeting;
- Glazed entrance lobby and reception;
- Perimeter IT Network ducting;
- Exposed stone walls and original beams.

Facing the warehouse on the opposite side of the car park is a converted stable block subdivided into a total of 3 suites with associated reception entrances, kitchen and w/c provision. Concertina doors fold back to reveal glazed timber doors providing a sense of space and naturally lit working space. Again, the stables have been imaginatively restored to provide characterful high grade offices giving a contemporary feel whilst still maintaining the original character of the property.

Externally the premises are set in well-manicured grounds with on site designated parking provision for 34 cars with the site having gated access off Gas Works Lane.





Accommodation

The total approximate Net Internal Floor areas of the property are given as follows;

Stable Block		
	Sq M	Sq Ft.
Suite 1	LET	
Suite 2	LET	
First Floor		
Suite 3	85.00	915
Overall Total Approximate NIA: 194.91Sq Mtrs 2,098 Sq Ft		

Main Warehouse		
	Sq M	Sq Ft.
Suite 01	LET	
Suite 02	44.50	479
Suite 03	32.52	350
Suite 04	LET	
Suite 05	LET	
Suite 06	40.27	433
Suite 07	29.45	317
Total	146.74	1,579

NB: All measurements have been taken in metric units and converted to the nearest imperial equivalent in line with the RICS Code of Measuring Practise

Services

We understand that the premises benefit from all mains services connection with heating provided by means of gas fired central heating systems. None of these services have been tested and therefore we are unable to comment on their condition or suitability.

Business Rates

The property has the following entry under the Non-Domestic Rating List (2017); **Rateable Value: £45,250**

If the buildings were to be let separately then the property would require reassessing for Business Rates Purposes.

EPC

The property is exempt from requiring an Energy Performance Certificate.

Terms

The property is available To Let as a whole by means of a new Full Repairing & Insuring Lease Agreement for a period of years to be agreed. Leases in excess of 3 years will incorporate a 3 yearly Rent Review Pattern. Consideration will be given to individual lettings of the two buildings or smaller lettings by negotiation.

Rental

On application

VAT

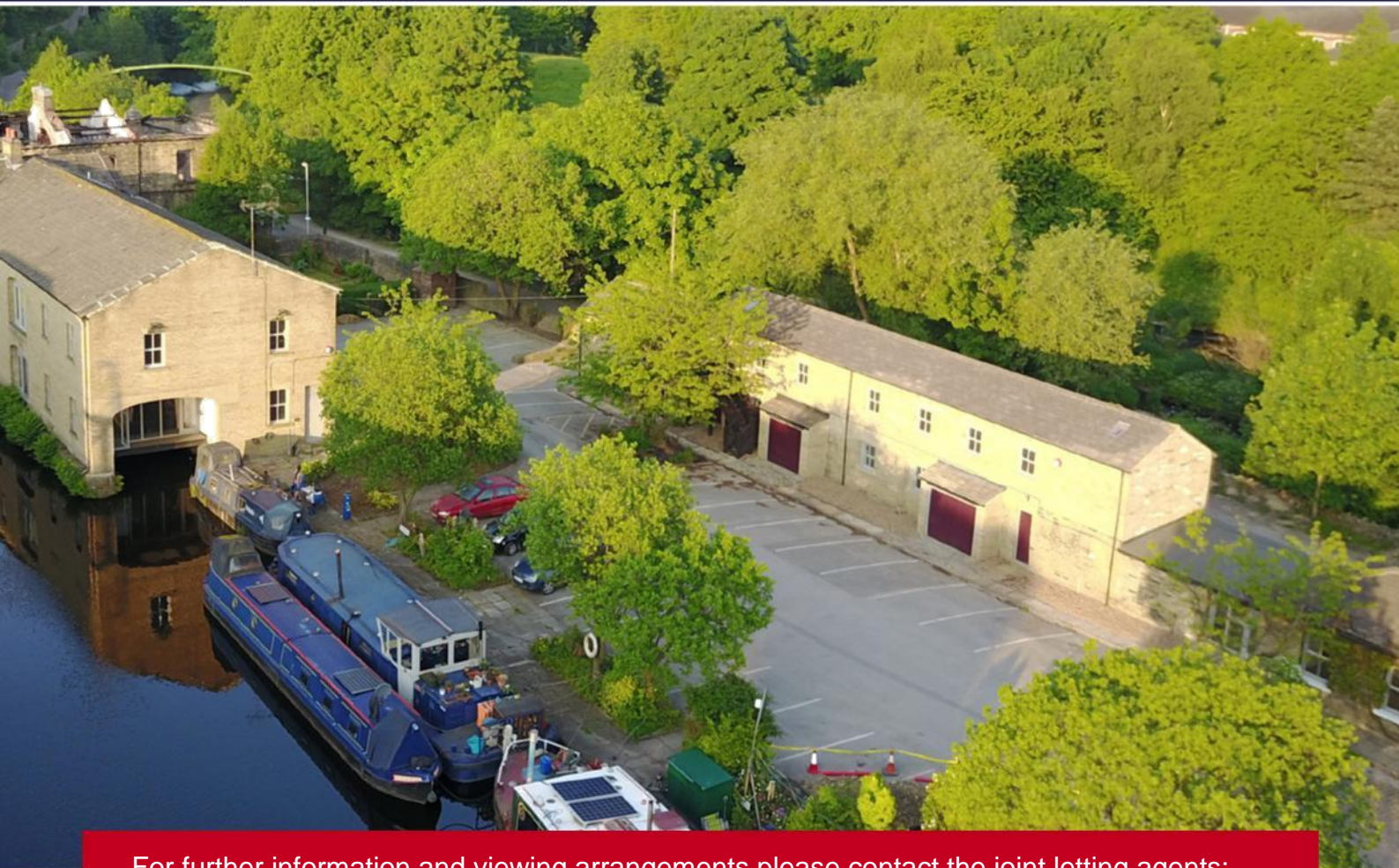
All rentals quoted are exclusive of VAT (if applicable)



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For further information and viewing arrangements please contact the joint letting agents;

WalkerSingleton
Chartered Surveyors

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