



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CHARACTERFUL OFFICE/STUDIO WITH P

**MARSHALL HALL MILLS, ELLAND LANE,
ELLAND, HX5 9DU**

139.57m² (1,502 sq ft)



- Open plan office/studio with kitchen
- Available on flexible new lease terms
- All inclusive rent - £25,000 per annum
- Accessible location
- Additional meeting rooms & function accommodation available

0113 2348999

Location

The premises are located at Marshall Hall Mills off Elland Lane (to the rear of The Drop Inn approximately 0.25 miles to the east of Elland town centre off Elland Ridges Link and Calderdale Way (A629) which leads to J24 of the M62 motorway (Ainley Top). Leeds and Bradford are located within 17 and 9 miles respectively and the centres of Huddersfield and Halifax are within approximately 4 miles and 3 miles to the south east and north west.



Description

The premise comprise the whole second floor of a stone built characterful mill building providing flexible open plan office/studio accommodation within the DMD Design & Marketing premises. The specification of the property includes:-

- Central heating and lighting
- Carpet floor covering
- Kitchen
- Additional meeting and function accommodation (available for hire)
- Shared building facilities

Accommodation

The open plan office accommodation extends to 139.57m² (1,502 sq ft).

Services

Mains electricity, gas, water and drainage (included).

Terms

The premises are available on flexible lease terms, to be agreed. It is envisaged the letting would be recorded on a short form tenancy agreement (a specimen of which is available upon application).

The tenancy will provide that the tenant is responsible for maintaining the interior of the property (only) and to be responsible for redecoration within the last 3 months of the term.

A total rent, inclusive of service charge, business rates, insurance, heating and lighting is proposed in the sum of £25,000 per annum, payable monthly in advance plus VAT.

(£12,500 of the above is the apportionment service rent to the accommodation (in respect of business rates and services) which would be subject to annual review in accordance with RPI and/or any significant landlord increases of service costs or business rates).

VAT

VAT is applicable upon the inclusive rent.

EPC

An EPC is currently being commissioned by the landlord and will be available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Richard Barker

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Our Ref: 2551/A/S
January 2022

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.