

FOR SALE

Unit B2
Lowfields Close
Lowfields Business Park
Elland
HX5 9DX

- **Detached B1 Office Building**
- **4,000 Sq Ft (371.61 Sq M)**
- **Designated Car Parking**
- **Excellent Access to M62 Motorway**



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Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	2,000	185.80
First Floor	2,000	185.80
Total Approximate NIA	4,000	371.6

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 purposes with a current Rateable Value of £38,250.

EPC

The property has been assessed as having an Energy Performance Certificate of C (64).

Terms

The Freehold is offered For Sale with Full Vacant Possession.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 37337/Feb-20

Location

The building is prominently positioned fronting Warhurst Road on Lowfields Business Park, Elland. Lowfields Business Park is strategically located along the M62 Corridor and is accessed from Junction 24 via a dual carriageway (Calderdale Way). Leeds is within 15 miles, Bradford 9 miles, Huddersfield 4 miles and Halifax approx 3 miles distant.

Description

The property briefly comprises a detached two storey office building. The accommodation is predominantly open plan with several private office suites benefiting from:

- Category II lighting;
- Network perimeter trunking;
- Kitchenette and w/c facilities;
- Total designated parking for 16 cars;

All mains services are connected to the property including gas fired 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.

Guide Price

£550,000 Freehold



Property House, Lister Lane, Halifax, HX1 5AS

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