

TO LET (May Sell)

**Unit G2
Lacy Way
Lowfields Business Park
Elland
HX5 9DN**

- **Detached B1 Office Building**
- **1,000-4,000 Sq Ft (92.90-371.61 Sq M)**
- **Designated Car Parking**
- **Excellent Access to M62 Motorway**



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Location

The building is positioned on Lacy Way 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 modern detached two storey pavilion office building. The accommodation is predominantly open plan and benefits from:

- Category II lighting;
- Private directors office/meeting rooms;
- Network perimeter trunking;
- Kitchen/staff room facility;
- Relevant male and female w/c facilities and;
- Total designated parking for 22 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.

Rental

From £10 per SqFt Exclusive

Price

On Application

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Suite 1	1,000	92.90
Suite 2	1,000	92.90
Suite 3	1,000	92.90
Suite 4	1,000	92.90
Total Approximate NIA	4,000	371.61

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 requires reassessing for Uniform Business Rates purposes.

EPC

The property has been assessed as having an Energy Performance Certificate is D (76).

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed. Alternatively, the Freehold interest in the property is available with Full Vacant Possession.

VAT

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

Legal Fees

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

Viewing

For more information or to arrange a viewing please contact the sole letting agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Jack Spencer

Direct Line: 01422 430013

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