

TO LET: SUBSTANTIAL MODERN INDUSTRIAL/WAREHOUSE BUILDING

**Unit H3
Premier Way
Lowfields Industrial Estate
Elland
HX5 9HF**

- Total Approx. GIA: 22,615 sq. ft (2,100.9 sq m)
- Including 2,004 sq ft of office on 1.13 acres
- Clear Span 6.5m to underside of haunch
- Excellent access to M62
- Exceptional yard and car parking. 45% site coverage



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Location

The property is situated at the end of Premier Way, off Lowfields Way and forms part of Lowfields Business Park, north east of Elland town centre.

Lowfields is a well-established and highly regarded industrial estate and business park, extending to approximately 65 acres and comprising approximately 50 units, including warehouse, industrial and office uses

The estate is situated within 1 mile of Junction 24 of the M62 motorway (via the A629), approximately 2 miles to the south Halifax town centre and approximately 3 miles to the north of Huddersfield town centre.

Description

The property comprises a modern single storey clear span steel portal framed warehouse clad in insulated concrete blockwork and fair faced brick work to around 2.24m and insulated metal decking to eaves. (6.5m to underside of haunch) under an insulated plastisol coated metal decked roof with translucent roof lights. Sealed concrete floor.

The building stands on a large landscaped site, which provides excellent yard and car parking area with only 45% site coverage.

Accommodation

The total approximate gross internal floor areas are:		
	ft ²	m ²
Ground Floor Warehouse	20,610	1,914.72
Ground Floor Office/Staff	1,002	93.09
First Floor Office/Staff	1,002	93.09
Whole Building	22,614	2,100.90

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.

Terms

The premises are available by way either of an assignment of the existing FRI lease which is for a term of 10 years from 29 July 2019 at a rent of £133,072 per annum exclusive with the benefit of a tenant only break on 29 July 2024 or a Sub-Lease on terms reflecting the existing terms.

Business Rates

The building has been assessed for Uniform Business Rates with a Rateable Value of £95,000.

The current Uniform Business Rate for 2019/2020 is £0.505 in the £ for businesses with a Rateable Value in excess of £51,000.

EPC

The Energy Performance Certificate ratings are as follows:
Unit 9 – C (79)

Planning

Prospective tenants are advised to satisfy themselves with regard all planning matters.

VAT

The rent is quoted exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Fees

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in any transaction.

Viewing

To arrange a viewing, please contact the agents:

Hanson Chartered Surveyors

Mark Hanson

Direct Line: 01484 432043

Email: mark@hanson-cs.co.uk

Walker Singleton

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Subject to Contract

Reference: 2840

April 2020