

# TO LET

**North Suite  
First Floor  
Brindley House  
Lowfields Business Park  
Elland  
HX5 9HF**

- **Modern First Floor Office Suite**
- **2,636 Sq Ft (244.89 Sq M)**
- **Excellent Access to M62 Motorway**
- **Passenger Lift and Allocated Parking**



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- Modern First Floor Office Suite
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## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
<b>Total Approximate NIA</b>	<b>2,636</b>	<b>244.89</b>
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 Rateable Value of £25,500.

## EPC

The property has been assessed as having an Energy Performance Certificate of D(88).

## 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.

## VAT

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

## Legal Fees

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

## Viewing

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

### Ryan Barker

Direct Line: 01422 430024

Email: [Ryan.Barker@walkersingleton.co.uk](mailto:Ryan.Barker@walkersingleton.co.uk)

### Jack Spencer

Direct Line: 01422 430013

Email: [Jack.Spencer@walkersingleton.co.uk](mailto:Jack.Spencer@walkersingleton.co.uk)

Ref: 24198  
Oct-19

## Location

The property is situated adjoining the Head office of Marshalls Landscape Products Limited on the Lowfields Business Park which is situated close to junction 24 of the M62 Motorway. Leeds is within 17 miles, Bradford within 9 miles, Huddersfield within 4 miles and Halifax within 3 miles.

## Description

The property comprises a modern high specification office suite situated on the first floor of this prestigious three storey detached office building incorporating an artificial stone façade with natural stone detailing under an artificial blue slate pitched roof.

Internally the property comprises a mixture of open plan and private office accommodation benefiting from:

- Suspended ceiling with inset lighting;
- Comfort air conditioning;
- Intruder alarm;
- Passenger lift;
- Designated car parking;
- Ample sized kitchen/canteen facility;
- Communal male and female w/cs.

Services connected to the property include electric, water and drainage. 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

**£32,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

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