

FOR SALE

**Unit B3
Lowfields Business Park
Elland
HX5 9DX**

- **Modern B1 Office Investment Opportunity**
- **Producing £32,250 Per Annum Exclusive of Outgoings**
- **Private Car Parking**
- **Excellent Access to M62 Motorway**



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Price

£400,000

Tenure/Lease Terms

The Freehold interest in the property is being offered For Sale subject to the existing lease agreements:

1. The Ground Floor is let to Stroma Evolution Ltd until 16/02/2021 at a Passing Rental of £15,750pax;
2. The First Floor is let to Vita Hardware Ltd until 08/09/2021 at a Passing Rental of £16,500pax rising to £17,000pax from 08/09/2020.

Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	1,512	140.50
First Floor	1,543	143.35
Total Approximate NIA	3,055	283.85

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.

Location

The building is prominently positioned overlooking Lowfields Way at the entrance to Lowfields Business Park. 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 17 miles, Bradford within 9 miles, Huddersfield within 4 miles and Halifax within 3 miles.

Description

The property briefly comprises a detached modern two storey B1 office building which has been sub-divided per floor to provide self-contained accommodation for two tenants. Internally the property benefits from suspended ceilings with integrated Category II lighting, network perimeter trunking, floor boxes, carpeting throughout, kitchen and w/c facilities. The ground and first floor suites are both accessed via a glazed entrance lobby with electronic security lock.

Externally there is a private car park suitable for 16 vehicles.

We understand the property benefits from all mains services with heating to the offices provided by way of a gas fired central heating. Please note none of these services have been tried or tested and therefore interested parties are advised to satisfy themselves as to their condition and suitability.

Rateable Value

The property has been assessed for Uniform Business Rates purposes with Rateable Values of:

- Ground Floor: £19,000
- First Floor: £19,250

EPC

The property's Energy Performance Certificate is available on request.

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any selling 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: 22609/Mar-20



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