

**To Let/May Sell**

Park Works, Park Road,  
Elland, West Yorkshire,  
HX5 9HN



## Industrial/Warehouse Unit Size 27,752 sq ft (2,578 sq m)

- Well Located Unit close to Junction 24 M62
- Detached Industrial unit with multiple Cranes
- Potential higher value usage (STP)



# Industrial/Warehouse Unit – To Let

## Size 27,752 sq ft (2,578 sq m)

### Location

The site is located along Park/Woodland Road in Elland, a short distance north of the M62 at Junction 24. Access to Junction 24 is accessed via A629 Halifax Road, which is a short distance away. The site is an established industrial location with a mix of commercial land users close by with some residential conversions beyond. The property is approximately 2 miles from both Huddersfield and Halifax by great connections to the Motorway networks.

### Description

The premises comprise a detached industrial/warehouse unit with associated offices. The unit has been extended from the original construction to provide a portal framed unit with multiple loading entrances and cranes. Access to the warehouse is via the multiple loading doors leading from the dedicated yard. Additional personnel access leads to the reception and office section which is over 2 floors. Externally the site is secure with hard standing yard and parking areas.

### Accommodation

We have been provided with Gross Internal Area measurements for the site as follows: -

	Sq M	Sq Ft
Warehouse/Workshop	2,179	23,459
Office/Reception	398.82	4,293
Total	2,578	27,752

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

Freehold - £1.35m. Leasehold - £98,000 pa FRI Terms tba.

### EPC Rating

This is available upon request.

### Date of Particulars

Aug 2020



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### Rateable Value

The property is designated as "Factory and Premises" with a rateable value of £48,000. Payable with 51.2p is £24,576 pa.

### Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

### Further Information

For further information please contact the below.

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