



UNIT G12 LOCK VIEW

LOWFIELDS BUSINESS PARK - ELLAND - HX5 9HD

UNDER
REFURBISHMENT



TO LET 28,825 SQ FT (2,681 SQ M)

MODERN, DETACHED WAREHOUSE / INDUSTRIAL UNIT

J24 & J25



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DESCRIPTION

The property is a modern, detached warehouse/industrial unit of steel portal frame construction with profile clad elevations beneath a profile clad roof.

The property benefits from two storey office and welfare facilities providing both cellular and open plan accommodation.

The property has a generous rear concrete service yard and 9 ground level loading doors.



ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition) and provides the following gross internal area.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse & GF Offices	2,537.6	27,286
First floor Offices	143.1	1,539
TOTAL GIA	2,680.7	28,825



SPECIFICATION

WAREHOUSE



Eaves of **7.75m**
(7.09m haunch height)



LED warehouse
lighting



Solid
concrete floor



9 no. electrically
operated ground level
roller shutter doors

EXTERNALS



Rear concrete yard
with max yard depth
of approx. **43m**



Secure rear yard
with palisade fencing
and steel gates.



Tarmac **car parking area** to front elevation
(approx. **21** designated spaces with additional
parking to the side elevation)



LOCATION

The property is located on Lock View within Elland's popular Lowfields Business Park. The estate is well established and regarded as one of the most sought-after locations along the western leg of the M62 corridor to the west of Leeds.

The estate is served by the A629 Calderdale Way which provides easy access to Junction 24 of the M62 motorway. Alternatively, the property can also be accessed via J25 of the M62 through Brighouse.

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FURTHER INFORMATION

RATES

The property has been assessed to have a Rateable Value of £146,000. We advise all interested parties to make their own enquiries of the local rating authority.

EPC

An EPC rating is available upon request.

TERMS

The property is available on a new full repairing and insuring lease on rental terms to be agreed. For further information, please contact the joint letting agents.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

CONTACTS

Please contact the agents on the property for further information.



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