



Modern Industrial Unit - Immediately Available

126,783 sq ft (11,778.4 sq m)

Unit J6, Lowfields Way,
Lowfields Business Park,
Elland,
West Yorkshire
HX5 9DA

Location

Situated within an established industrial location, the property has excellent connections to the national motorway network via junction 24 of the M62 motorway.

- Excellent location.
- J24 M62 1 mile.
- Established Industrial estate.
- Nearby occupiers within Lowfields Business Park include The Decorative Panels Group, Micheldever Tyre Services and SCS Distribution.

Building Specification

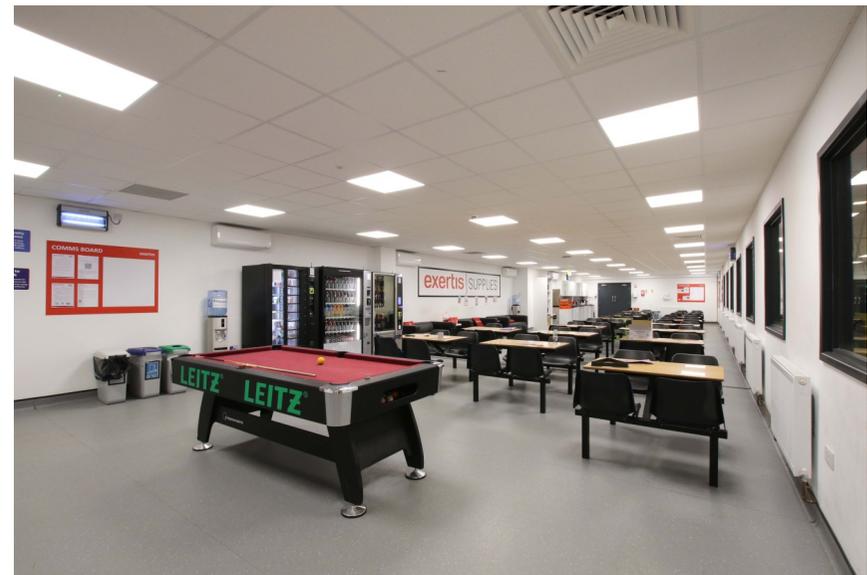
- 12.1m minimum eaves height.
- LED lighting fitted throughout the warehouse and offices.
- 8 dock level loading doors.
- 3 ground level loading doors.
- High quality offices and welfare facilities.
- Mezzanine providing additional storage and offices.
- Temporary unit constructed on concrete yard space with 4X level access doors and LED lighting. 6m minimum eaves height.

Use

- B8, storage and distribution.



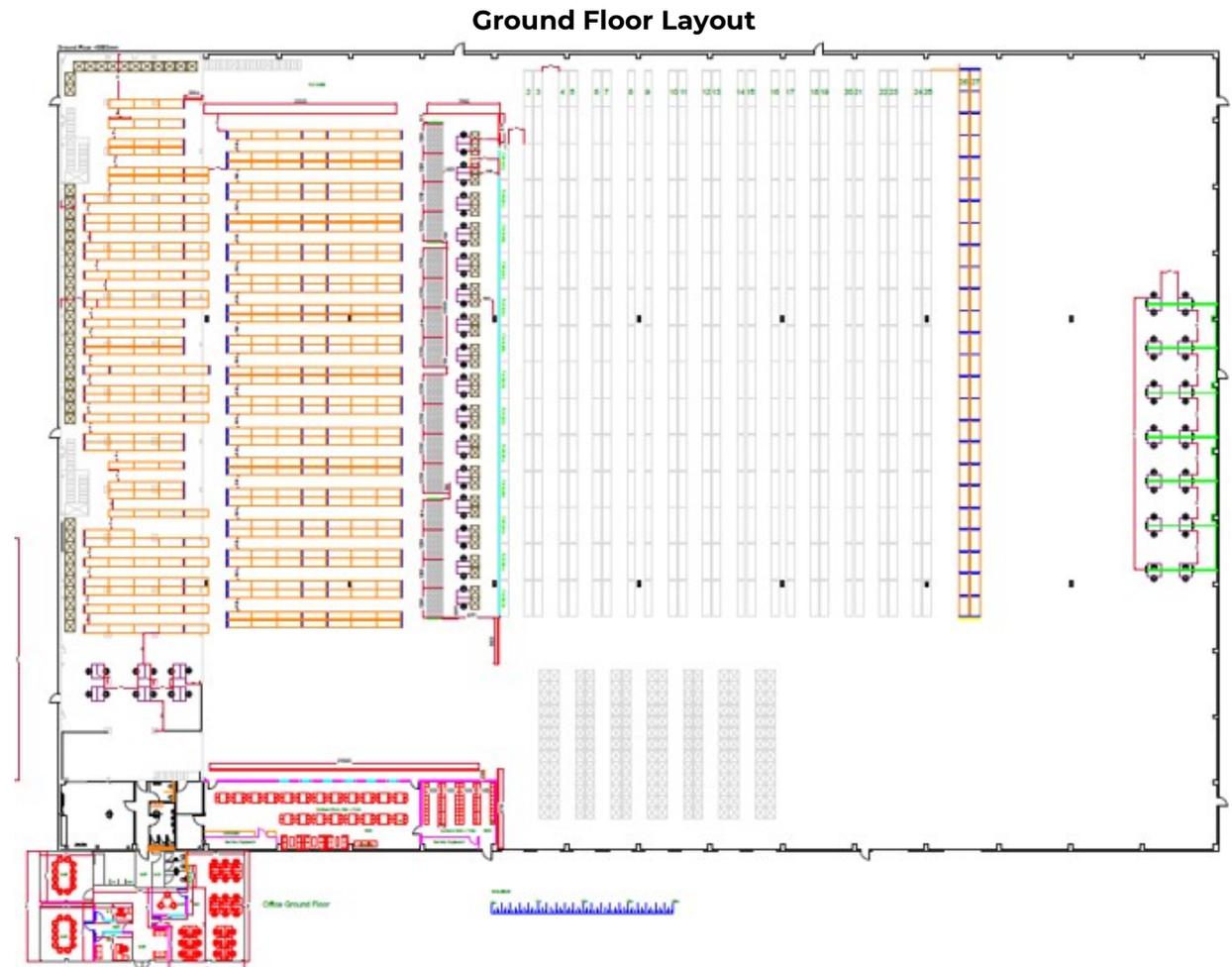






Description	Sq Ft	Sq M
Warehouse (12.1m min eaves)	116,109	10,786.8
Ground floor office	2,983	277.1
First floor office	2,983	277.1
Welfare (as built)	1,985	184.4
Welfare (extended into w/h)	2,724	253.1
TOTAL GIA	126,784	11,778.5
Mezzanine (level 1 @ 6.7m)	13,493	1,253.5
Mezzanine (level 2)	13,493	1,253.5
Temporary warehouse	26,808	2,490.5

- Fully secure yard area
- 43m deep service yard
- 46% site coverage
- 8 dock level loading doors
- 3 ground level loading doors
- Rooftop solar
- Designated car parking area
- Temporary warehouse (constructed on concrete yard area with X4 level loading doors, 6m minimum eaves and LED lighting).





Terms

The property is available as an assignment or sublet from the existing lease expiring December 2031 at a passing rent of £800,000 per annum (£6.31 psf), subject to a rent review in April 2026. Alternatively, a new lease is available from the landlord directly subject to negotiation.

EPC

Energy Performance Certificate rating B (43).

Rateable Value

The property has a rateable value of £815,000 (from 1 April 2026).

Contact & further information

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