

UNDER
REFURBISHMENT
PC Q3 2026

CABOTELLAND126.COM

CABOT | ELLAND 126

126,076 SQ FT

LOWFIELDS WAY
LOWFIELDS BUSINESS PARK
ELLAND **HX5 9DA**

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Cabot Elland 126 is a modern 126,076 sq ft high bay warehouse / industrial unit sitting on a large site of 6.3 acres.

The property benefits from unrivalled access to the regions motorway network via Junction 24 of the M62, which lies within a mile of the popular Lowfields Business Park.

*Image retouched to show refurbished condition

ACCOMMODATION



SIZE SQ FT
126,076



CLEAR HEIGHT
12.1m



MAX YARD DEPTH
43m



SITE COVERAGE
46%



DOCK LEVEL DOORS
8



LEVEL LOADING
3



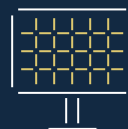
CAR PARKING
83



EV CHARGING
4



EPC
A*



PV PANELS



INTERNAL RACKING
Up to 21,700 potential
pallet locations (VNA)



FITTED WITH HIGH
BAY LIGHTING AND
RACKING IN SITU

*Expected EPC rating post refurbishment works

CABOT ELLAND 126	SQ FT	SQ M
WAREHOUSE	116,109	10,786.8
GROUND FLOOR OFFICE	4,260	395.7
FIRST FLOOR OFFICE	2,983	277.1
WELFARE / CANTEEN	2,724	253.1
TOTAL GIA	126,076	11,712.7



CABOT | ELLAND 126

SOLINA

A-SAFE

WAXMAN CERAMICS
EST. 1981

M62 J24

CALDERDALE WAY

O/I
NaughtOne

A.D.D. EXPRESS LTD
Advanced Dependable Distribution

bond it

A629

W&L
group

the decorative
panels
group

TERBERG
DTS UK
AVIATION DIVISION

Suma

CABOT | ELLAND 126

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Cabot Elland 126 sits within the popular and well established Lowfields Business Park, which is home to occupiers such as SCS, Micheldever Tyre Services, Suma Foods, Decorative Panels, Waddington & Ledger and A.D.D. Express.

MICHELDEVER
TYRE SERVICES

SCS

JUST ONE MILE FROM THE M62

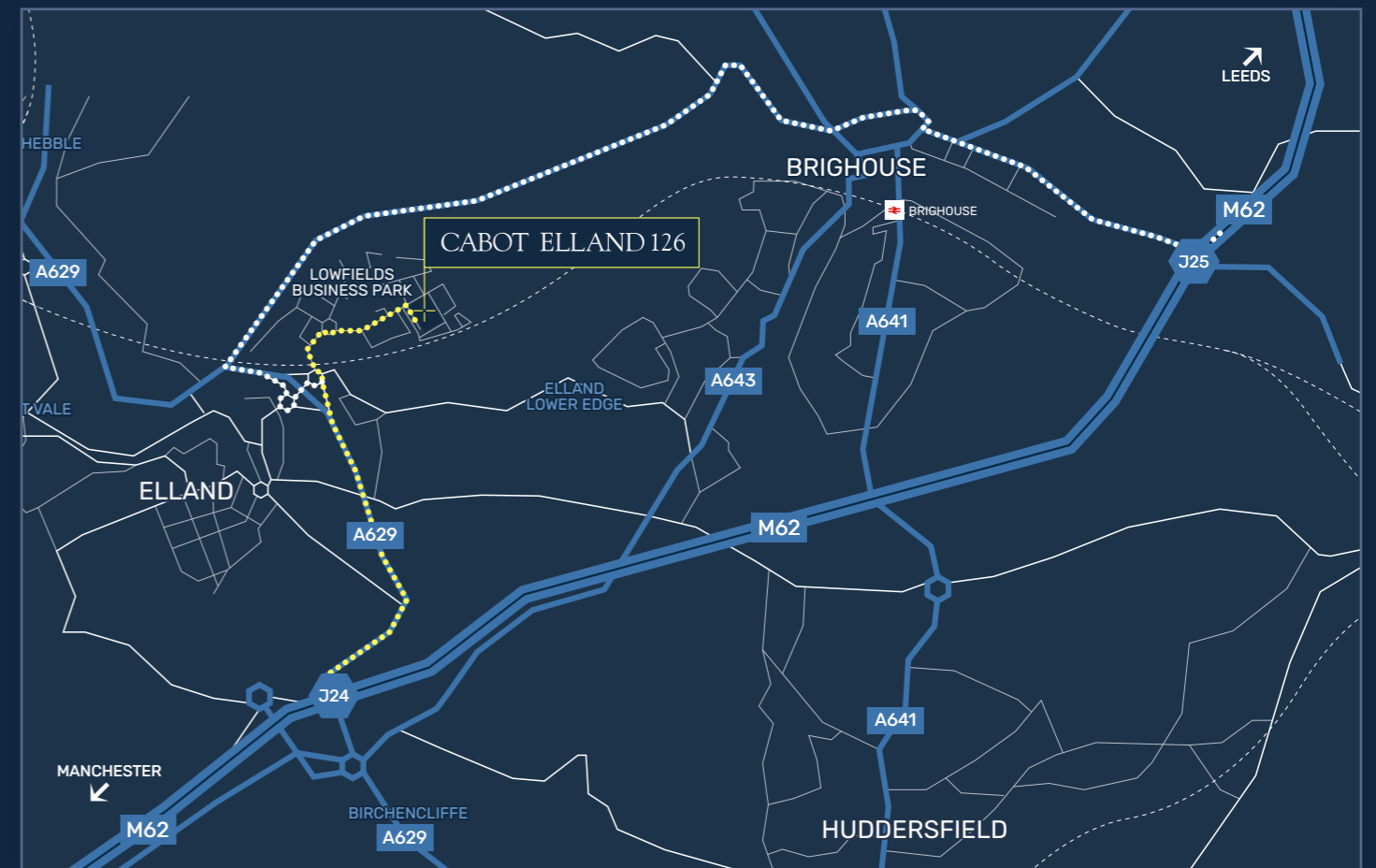
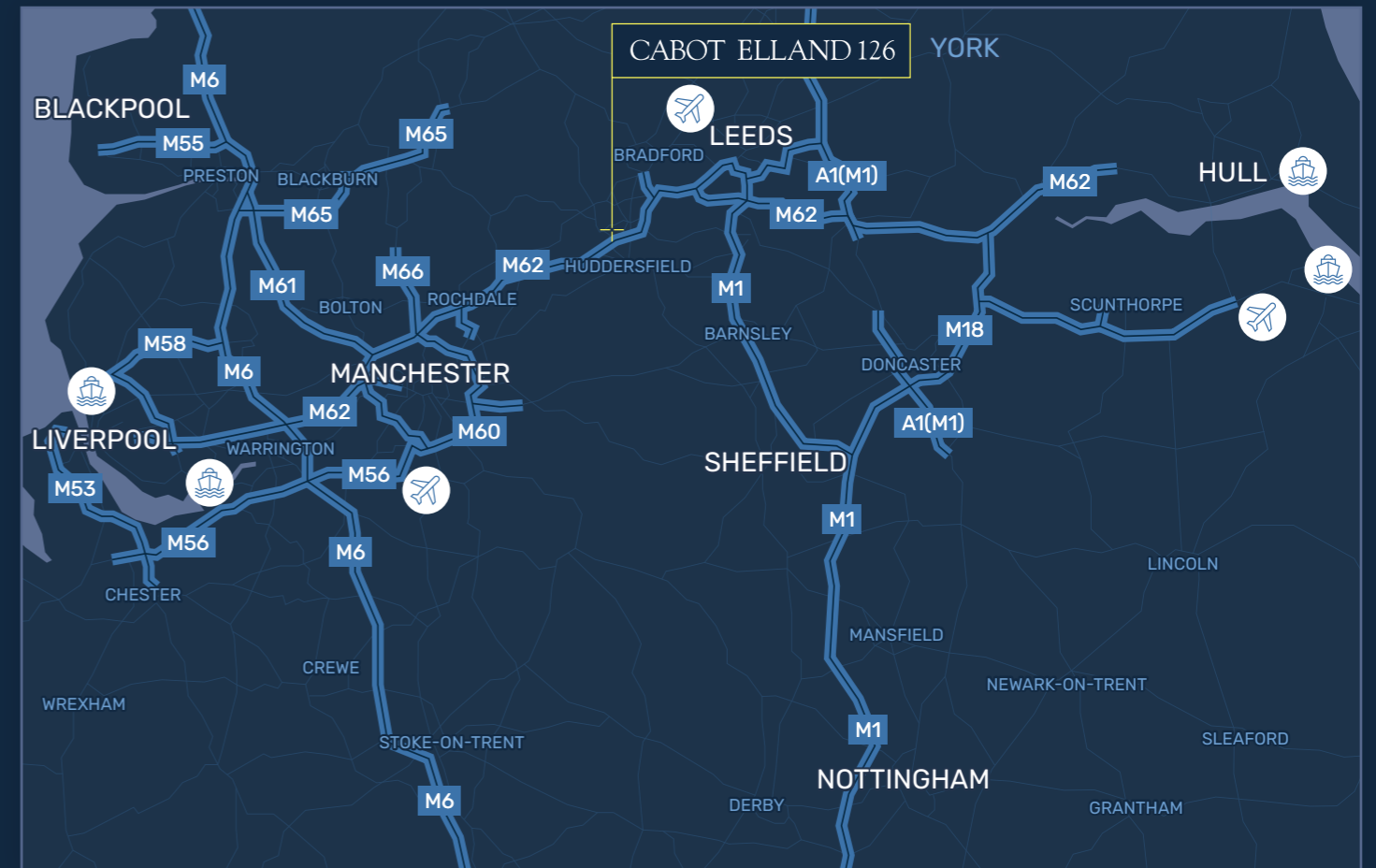
Cabot Elland 126 sits one mile from Junction 24 of the M62, with direct access via the A629 Calderdale Way. The motorway connects Liverpool, Manchester, Leeds and Hull, carrying an average 144,000 vehicles per day through West Yorkshire and placing operators within reach of every major Northern conurbation and the ports of Liverpool, Hull and Immingham.

TRANSPORT LINKS	MILES	MINS
M62 (J24)	1 mile	6 mins
M1 (J42)	12 miles	26 mins
A1(M) (J32A)	28 miles	30 mins

LOCATION	MILES	MINS
Halifax	4 miles	12 mins
Huddersfield	5 miles	12 mins
Bradford	12 miles	20 mins
Leeds	17 miles	26 mins
Manchester	32 miles	40 mins
Liverpool	65 miles	1 hr 5 mins
Hull	75 miles	1 hr 20 mins

AIRPORTS	MILES	MINS
Leeds Bradford Airport	21 miles	35 mins
Manchester Airport	36 miles	40 mins

PORTS	MILES	MINS
Port of Liverpool	70 miles	1 hr 15 mins
Port of Hull	75 miles	1 hr 20 mins





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TERMS

Available by way of a new lease on terms to be agreed. For further information, please contact the joint agents.

TIMESCALES

The property is undergoing refurbishment works due to complete in Q3 2026.

EPC

Rating A – * Expected assessment post refurbishment

RATEABLE VALUE

£815,000 (from 1 April 2026).

POWER

The building can satisfy power requirements up to 700 KVA.

PLANNING

B2 and B8 uses will be acceptable to the landlord.

MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

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For any further information,
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