



Modern Industrial Unit

126,076 sq ft (11,712.7 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.
- Please note the temporary unit within the yard is being removed.

Use

- B1c, B2, B8.





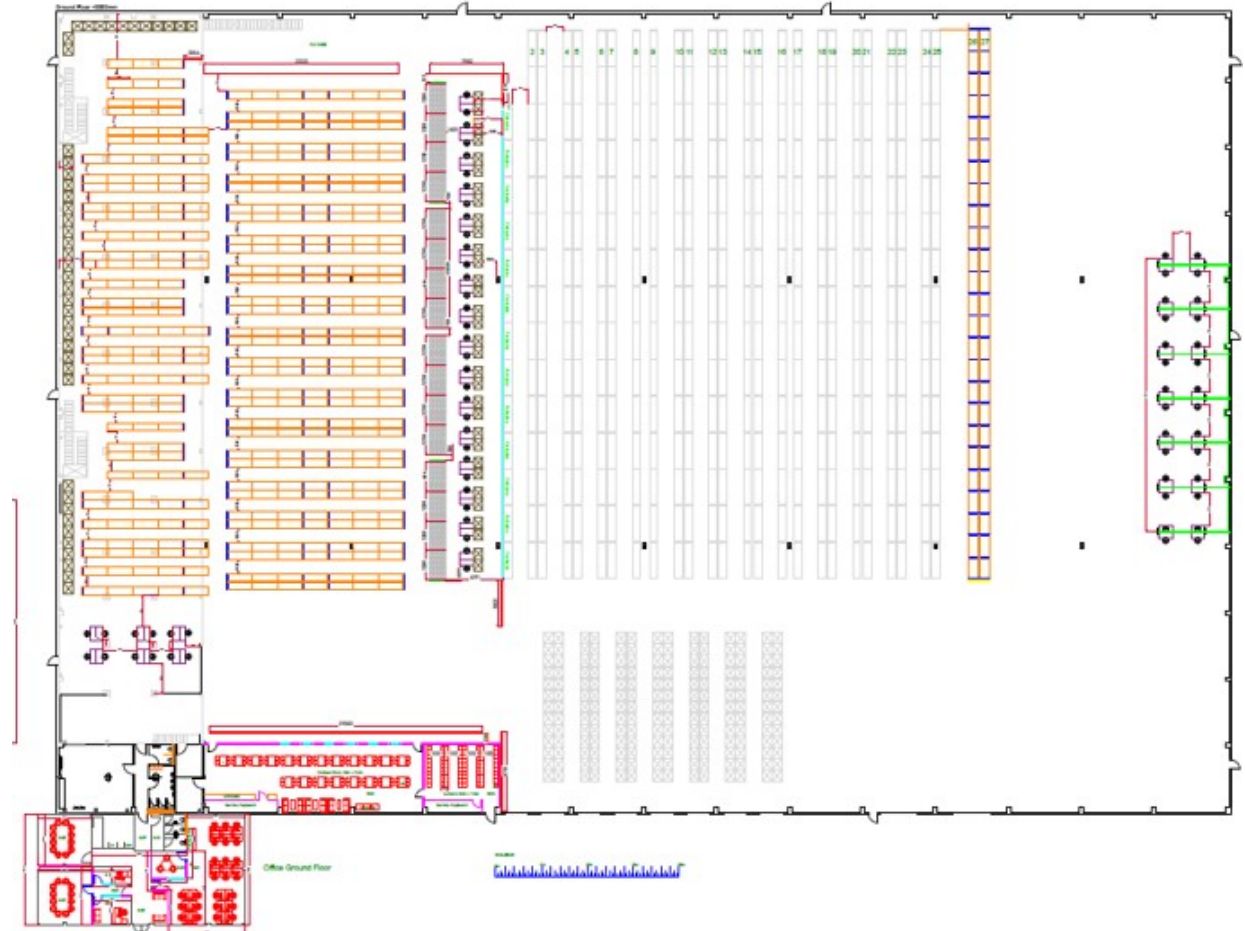




Description	Sq Ft	Sq M
Warehouse (12.1m min eaves)	116,109	10,786.8
Ground floor office	2,983	277.1
First floor office	2,983	277.1
Ground floor store	1,277	118.6
Welfare/Canteen	2,724	253.1
TOTAL GIA	126,076	11,712.7

- 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

Example Ground Floor Layout





Terms

The property is available by way of a new lease FRI lease on terms to be agreed. Quoting rent is available on request.

EPC

Energy Performance Certificate rating A.

Rateable Value

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

Legal fees

Each party is liable for their own legal fees.

Contact & further information

DHP.

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