



Pressers Arms House, South Street, Elland

Pressers House, 2 South Lane, Elland, HX5 0HG

**Vacant Freehold Office Building Suited to Owner
Occupation or Investment**

1,740 sq ft (161.65 sq m)

- Freehold Building
- Dedicated Car Park
- Offices but suited to leisure, educational or others uses.
- Prominent Position
- Suited to owner occupation or investment

Summary

Available Size	1,740 sq ft
Price	Offers in excess of £225,000
Business Rates	Upon Enquiry
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A former pub Pressers Arms House has been extensively refurbished to provide Good quality office accommodation. To the rear of the property is a dedicated car park.

Of stone construction which has been rendered over and painted cream. The roof of the main building is shallow pitched and covered in slates. The rear extension is of modern brickwork and which has also been painted, under a shallow pitched roof.

Access to the property is from the pavement of South Lane by way of an entrance with some stone features to the exterior. There is also a door to the rear of the property and accessed from the car park.

Internally, behind the main front door is a lobby with ancillary storage and WC accommodation off. Then to the rear, there are two large open plan office rooms. These are fitted with commercial grade carpet, emulsion painted and plastered walls and with suspended ceilings incorporating lighting cassettes.

At first floor where is a central landing and with a kitchenette on one wall. Then off it are five individual small offices capable of being let to businesses. Like the ground floor, they are finished with commercial carpet, emulsion painted walls and suspended ceilings.

Location

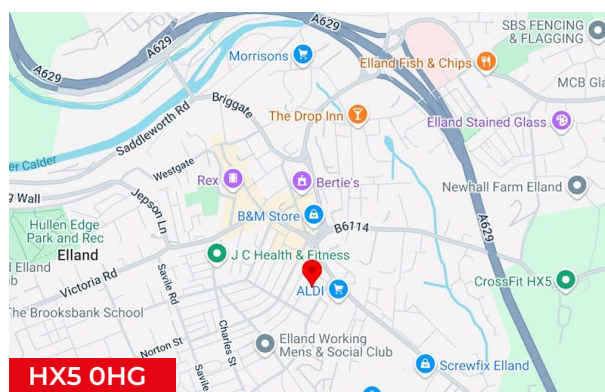
Pressers Arms House is located in Elland which lies approximately 4 miles south of Halifax, 4.5 miles north west of Huddersfield and 18 miles south west of Leeds. Elland has a town centre served by a range of retailers and particularly benefits from its proximity to the transpenine M62 motorway – served by junction 24. Adjacent to the town and accessed from the bypass from that junction is the substantial Lowfields Business Park.

Viewings

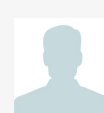
To view the Pressers Arms House please call the office.

Terms

Offered freehold and with full vacant possession offers are invited in excess of £225,000.



Viewing & Further Information



Lesley Clark

lesley.clark@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/07/2025



0113 245 0550
dhpproperty.co.uk