

TO LET

Unit 2 Newcombe House
Rosemount Estates
Elland
Halifax
HX5 0EE

- Ground Floor Industrial Unit
- 1,991 Sq Ft (184.96 Sq M)
- Newly Refurbished
- Designated Parking



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Location

The property is accessed from Newcombe Street and is situated on Rosemount Estate, a highly accessible employment site close to Elland Town Centre being well positioned to accommodate local and national businesses in an extremely prominent location off the B6114, one mile from junction 24 of the M62 between Huddersfield and Halifax. Leeds City Centre is approximately 15 miles distant with Manchester City Centre being within 25 miles distant.

Description

The property comprises a newly refurbished single storey industrial unit situated on Rosemount Estate with access from Newcombe Street, Elland. The property benefits from having:

- Drive in access via a steel roller shutter;
- Newly painted, solid concrete floor;
- LED lighting;
- Kitchen facilities;
- WC facilities;
- Personnel access door;
- Electric panel heaters to the kitchen and WC facilities;
- Separate self-contained office area.

Externally there are 4 parking bays which includes 1 disabled parking bay, with further parking available on the adjoining Rosemount Estate by agreement.

Mains services connected to the premises include electricity, gas, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rosemount Estate

Rosemount Estate is a secure well-regarded, privately owned and managed industrial estate and is home to a range of industrial, manufacturing and office tenants. The Estate is within walking distance of Elland town centre where a range of amenities are available.

Rental

£20,000 Per Annum Exclusive

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	1,991	184.96

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property will need reassessing for business rates purposes.

EPC

Available on request.

Terms

The property is available To Let by way of a new Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Anti Money Laundering Regulations

We have a legal obligation to comply with Money Laundering Regulations, therefore any prospective tenants will be required to provide proof of identity & address to pass the necessary Anti-Money Laundering checks. Please enquire within for more information.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 45800 Date: Aug-26



Walker Singleton
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Property House, Lister Lane, Halifax HX1 5AS

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