

Walker Singleton

TO LET

The Old Canteen
Rosemount Estate
Huddersfield Road
Elland
West Yorkshire
HX5 0EE

- GROUND FLOOR OFFICE/WORKSHOP UNIT
- 2,211 SQ FT (205.40 SQ M)
- ON-SITE CAR PARKING
- LOCATED ON THE ESTABLISHED ROSEMOUNT ESTATE



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Location

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 briefly comprises ground floor offices/workshop situated on the well established Rosemount Estate, Elland. The property is well presented and benefits from having:

- Suspended ceilings with inset LED lighting
- Wood effect linoleum flooring
- Open plan accommodation with individual offices
- WC facilities
- Fire alarm system

Externally, the property has the benefit of 5 parking spaces with further parking available on Rosemount Estate by agreement.

Mains services connected to the premises include electricity, water and drainage. There is a gas supply to the property but it has been capped off. 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.

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Rental

£20,000 Per Annum Exclusive

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	2,211	205.4

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 has been assessed for uniform business rates with a rateable value of £10,250.

EPC

The property has been assessed with an EPC rating of B (40).

Terms

The property is available To Let by way of a 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: 48349 Date: Mar-26

Walker Singleton

walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax HX1 5AS



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