

TO LET

**Bays 5 and 6
Rosemount Estate
Huddersfield Road
Elland
HX5 0EE**

- **HIGH BAY INDUSTRIAL UNIT**
- **28,633 SQ FT (2,660.09 SQ m)**
- **EXCELLENT ACCESS TO M62 MOTORWAY**
- **PARKING & YARD SPACE AVAILABLE**
- **SUBSTANTIAL CRANEAGE – UP TO 50 TONNE CAPACITY**



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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. Please see www.rosemountestates.co.uk for further information and details of other available properties.

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 of two adjoining high bay single storey engineering workshop premises benefiting from;

- Reception and two storey offices
- Relevant kitchen, canteen and W/Cs
- Minimum 16M (Bay 6) and 11M (Bay 5) internal working eaves height.
- Drive-in access via a 9M wide x 5.6M high sliding door and separate 4.1M wide x 5.7M high roller shutter (Bay 5).
- Solid concrete floor.
- Substantial craneage in each unit

Externally there is designated on site car parking and service yards available dependent upon specific requirements.

Services

The premises benefit from all mains services to include a substantial three phase electricity supply. Additionally Bay 6 has the benefit of a 50 tonne and separate 10 tonne gantry crane. Bay 5 has the benefit of relevant 20, 10 and 3.6 tonne cranes.

Rental

£93,500 Per Annum Exclusive

Accommodation

The Total Approximate Gross Internal Floor Area:		
	Sq Ft	Sq M
Bay 5	11,684	1,085.48
Bay 6	16,949	1,574.61
Total Approximate GIA:	28,633	2,660.09

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 current Rateable Value of £63,863.

EPC

The premises Energy Performance Certificate is TBC.

Terms

The premises are available To Let by way of a new Full Repairing and Insuring Lease for a minimum period of 5 years in length.

Service Charge

An Estate Service Charge will be payable. Further details on application.

VAT

The rentals quoted are exclusive of VAT which is applicable.

Legal Fees

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

Viewing

For more information or to book a viewing please contact the sole letting agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Ref: 36844

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Property House, Lister Lane, Halifax, HX1 5AS

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