

## TO LET

**Fitting Shop Annexe  
Rosemount Estate  
Elland  
HX5 0EE**

- **Good Quality Single Storey Engineering Accommodation with Craneage and Offices**
- **4,356 Sq Ft (405 Sq M)**
- **Substantial Industrial Property Under a Modern Insulated Roof**
- **Located Close Junction 24 of the M62**



# TO LET

## Fitting Shop Annexe

Rosemount Estate, Elland, HX5 0EE

- Good Quality Single Storey Engineering Accommodation with Craneage and Offices
- 4,356 Sq Ft (405 Sq M)
- Substantial Industrial Property Under a Modern Insulated Roof
- Located Close Junction 24 of the M62



## 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](http://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 a substantially constructed engineering building having a new insulated plastic coated metal decked roof with perspex rooflights and a split level concrete floor.

The unit benefits from a roller shutter loading door and personnel entrance. Internally it has modern toilet facilities including disabled. An external service yard and car parking is provided.

Services connected to the property include gas, three phase/60 amp supply, a 20 amp supply, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

## Rental

**£26,000 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

## Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
<b>Total Approximate GIA</b>	<b>4,356</b>	<b>404.69</b>

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 £15,500.

## EPC

This property has been assessed as having an Energy Performance Certificate of B(43).

## Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

## Service Charge

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

## VAT

The rentals quoted are exclusive of VAT (if 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](mailto:Ryan.Barker@walkersingleton.co.uk)

Ref:

Feb-18

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.