

# Walker Singleton

## TO LET

Unit 1, Newcombe Mill  
Rosemount Estates  
Elland  
Halifax  
HX5 0EE

- Prominent Position on Rosemount Estate, Elland
- GIA 4,832 Sq Ft (448.89 Sq M)
- Suitable For A Variety Of Uses (STPP)
- On-site Parking



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**HX5 0EE**



## 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 comprises a stone built hybrid industrial/office unit situated in a prominent position on Rosemount Estate.

The ground floor offers industrial/warehouse accommodation benefitting from dock loading, solid concrete flooring, fluorescent strip lighting, gas blower heater and a lift to the first floor offices. The first floor provides well presented open plan office accommodation, kitchen, relevant w/c facilities and stores with gas central heating.

On-site car parking is available.

A scheme exists with an option for a roller shutter to be installed on the side elevation to provide drive in access (if required). Details to be agreed with any prospective tenant.

### 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.

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.

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## Rental

**£33,850 Per Annum Exclusive**

## Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
<b>Total approximate GIA</b>	<b>4,832</b>	<b>448.89</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 will require re-assessment for Business Rates Purposes.

## EPC

The property has been assessed with an EPC rating of D (93).

## Terms

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

## VAT

The prices 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.

## Viewing

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

### Ryan Barker

Direct Line: 01422 430024

Email: [ryan.barker@walkersingleton.co.uk](mailto:ryan.barker@walkersingleton.co.uk)

### Yasmin Lee

Direct Line: 01422 430026

Email: [yasmin.lee@walkersingleton.co.uk](mailto:yasmin.lee@walkersingleton.co.uk)

Ref: 45800 Date: Feb-24

# Walker Singleton

[walkersingleton.co.uk](http://walkersingleton.co.uk) | 01422 430000

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